Seattle City Clerk's Office

Comptroller File

218060

FILE NO. 218060

Approval
of
citizens
of
rent decontrol.

FILED August 21, 1952

W. C. THOMAS
COMPTROLLER AND CITY CLERK

BY M. A. Rennie DEPUTY

ACTION OF THE COUNCIL

REFERRED	TO
AUGUST 25, 1952	COMM. of WHOLE
REFERRED	TO
REFERRED	TO
REPORTED	DISPOSITION
AUG 25 1952	ON FILE
RE-REFERRED	TO
REPORTED	DISPOSITION

REPORT OF COMMITTEE

Mr. President:

Your ..... *Committee*

to which was referred the within .....

would respectfully report that we have considered the same and respectfully recommend that .....

CHAIRMAN

CHAIRMAN

20 6-52 L. & H. CO. P-4454

Hugh B. Mitchell
1st District, Washington
Seattle and Kitsap County

Office address:
1420 House Office Building

Rules
Committee

Ancil H. Payne
Executive Assistant

Congress of the United States
House of Representatives
Washington, D. C.

August 25, 1952

The Honorable David Levine
President
City Council
514 County-City Building
Seattle, Washington

Dear Mr. Levine:

The 82nd Congress extended the Rent Control Act of 1947 (as amended) in order to assure rentals fair and equitable to both tenants and owners in areas suffering from a housing shortage. Seattle continues to experience a serious rental problem.

According to the United States Department of Commerce's June 1952 Housing Vacancy Survey, vacant dwelling units totalled only 2.9 percent of all privately-owned housing in Seattle. This figure included units only for sale and not for rent.

Seattle now enjoys a vital role in the national defense program. The city must also accept the responsibility that accompanies the program. The defense effort is sure to be hindered by excessive rentals. Certainly the Boeing Airplane Company's recruiting efforts will be impaired and other defense industries will find it increasingly difficult to attract workers to locate in Seattle if it becomes a high rental area.

While it is recognized that the federal housing program has resulted in considerable construction it must be pointed out that most of these apartments demand rentals in excess of low and medium income families.

In an area serving as a center of our national defense work, and in a region experiencing constant population growth, to remove rent controls would result in a severe hardship to limited income families.

I therefore urge you as members of the City Council, to take the action necessary to maintain rent control for Seattle.

Sincerely yours,

Hugh B. Mitchell

Hugh B. Mitchell

HBM:as

NATIONAL COUNCIL OF JEWISH WOMEN

SEATTLE SECTION

August 23, 1952

Seattle City Council
County City Building
Seattle, Washington

Dear Members of the City Council:

The Seattle Section National Council of Jewish Women urges you to support a continuation of rent control for the City of Seattle.

Since this is still a critical defense area the need for rent control here is as great as ever.

Our organization feels that this community benefits when its citizens are housed at a rent they can afford.

Sincerely yours,
Frances Moses
Mrs. Nathan Moses, President
Seattle Section

Hand posting A/R-A/P typ. und. 30 225
Steno. adv. und. 30 ..... $1 216
Lt steno stat typ Cap Hill 275
Policy typist fire and auto 22-24 190
Asst. Bkpr typist 27-29 ..... 250+
Typist GO stock records 35-40 180
Jr typists G. O. und. 30 175-200
Acctg clk lt typist 211
Messenger, files, typ. young 175
Begin typist young 165
File clks 18-20 sat 145
Typ. wire record. 25-35 1-5 pm 125
Typist—Exp. Auto Ins 210
Typist, Biller, lt comp 225

JOB OPPORTUNITY

Power Machine Operators

Pacific Trail Sportswear, the fastest growing jacket manufacturing firm in the West need experienced operators immediately.

New Equipment
Large modern plant
Congenial people to work with, and for

This is steady YEAR-AROUND work! Not just a temporary job. You'll have a good income every month ... you'll be working on a product you'll be proud to be associated with. If you like to sew, apply in person at

APPAREL, INC.
421 8TH AVE. N., SEATTLE.

ALLIED OFFICES, BUSINESS & MEDICAL PERSONNEL
304 Westlake Sq. Bldg.

Typist-Secty. CPA exp. $275
Secy., shh., alert 250
Steno.—Lt. Bkkp. 245
Shh., light gen. off., films 225
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Teller trainee, cashier exp. 200
Bookkpr. trainee, 25-35 190
Cashier typist 186
Type 50 wpm., numbers 175
IBM trainee, bus. exp. 175
Clearing house exp. 170
Messngr., H. S. grad., 18-21 150

MEDICAL

X-Ray and lab. tech. $310
Physical Therapist 275
R. N., office or 3:11 260
Med Secty.—North—35-45 ..... Open
R. N., Recept., 10-6 240
Graduate Nurse—5 da. 225
Dental Asst. Clinic Supv. 225
Exptl. Nurse, North 220
Tech CBC BMR, Auburn 200
Secty.—Will teach med. 200
Pract. nurse, 7-3:30 190
Nurses aid—North of city 180
Lab. Tech., 10:3 and 1:5, 2 da. 20
Recept. typist Dr.'s office, N. 175 up
Pract. nurse, 4-12 p. m. 180
Relief nurse, 40 up 170
Nurse Aid—begin. 18-45 156
1520 Westlake—SE. 4793

VESTA CUTTING
708 Seaboard Bldg.

UNDERWOOD Sundstrand a/r. bkkpr. 250
SEC. to personnel mgr. 250
STENO. 5-5, town 250
SEC., lumber, north end 230
STENO., genl. ofc. 230
PBX, exp., typist 190
GENL. ofc., lt. typ., to town 190
FILE clerk, town, exp. 180
LT. typ., genl. ofc., phones 165
BEGINNER, typ., genl. ofc. 160

JOBS

Seattle Wash -

ouncil

You should know the about housing shortage not take the Apartment Association and Real estate es word - just a glance at it adds' in this Sunday ill tell you Sunday 24th aug - nts are high all decent , others not fit to live in — can not pay the price now - ld be a unanimous vote to t on - and we thank you a Club of 50 in Seattle

Seattle Wash -

City Council

You should know the truth about housing shortage and not take the Apartment House Association and Real estate peoples word - just a glance at the "want ads" in this Sunday times will tell you Sunday 24th aug - and rents are high all decent places, others not fit to live in - people can not pay the price now - It should be a unanimous vote to keep it on - and we thank you

a Club of 50 in Seattle

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

WANTED TO RENT 86

3 ADULTS

want 2-bdrm. home, duplex or apt., unfurn. $75 mo. Call EA. 1779.

GRADUATE student, woman, wishes inexpensive furnished small apartment near U. of Washington. Write 77-09 Times.

ADULT family wan: 2 or 3 bedroom unfurnished house. South end. Reasonable. Excellent references, Renton 6-7996, evenings.

PLEASE! Young couple needs 1- 2-bedroom unfurnished house. Prefer North End. Immediate occupancy to $75. VE. 9502.

EASTLAKE, University, Green Lake —family of four, 2½-3½-room furnished house. Garden. State rent. Write 76-81 Times.

3 WORKING girls want completely furnished apartment. $60-$70 month. Capitol Hill or near University. EL. 1986 after 5.

COUPLE, small child, desire 3-4 room (furnished, unfurnished) apartment—ground floor—near bus line. To $80. EVergreen 2928.

COUPLE, child, desire 2 bedroom unfurnished home. North End, near school to $70. KE. 3832.

CIVIL engineer's family want two-bedroom unfurnished house, N. E. section. Write 92-29 Times.

BUSINESS woman, small apt. ment (attractive); refrigeration, bath, $35. LOgan 9472.

RESPONSIBLE couple desires unfurnished house or duplex, to $75. References. ME. 4216.

HOUSE with Apt. or 3-bedroom house in Northend or Queen Anne. To $100. Call SUnset 6758.

FAMILY, 3 children, urgently need furnished house or duplex near school. Reasonable. PL. 6190.

2-BEDOOM or more furnished house or apt. In Cleveland High School district. CH. 6636.

RESPONSIBLE middle-aged couple desire lower duplex or small apartment. GArfield 4967.

BOEING engineer desires 2 or 3-bedroom unfurnished house. LO. 8389.

NAVY lieutenant, 2- or 3-bedroom unfurnished home, Northeast Seattle. Will lease. PL. 5716.

RELIABLE couple, 2 small children, desire 2-bedroom unfurnished home or duplex. To $85. AD. 3450.

COUPLE, daughter need 2-bedroom home. Excellent care. To $60. DEx-ter 1418.

C. S. WOMAN, 2 children, desperately need 1- or 2-bedroom house or apartment. Minor 5473.

DOCTOR and employed wife, furnished or unfurnished apartment or duplex to $65. CA. 3348.

COUPLE, boy 2 desire 2-bedroom partly furnished. Semi-suburban. To $65. CH. 6889.

FAMILY of five and pets want unfurnished 3-bedroom home. Reasonable. North End. AL. 0226.

TWO young men desire partially furnished apartment. About $55. GI. 4969.

3 BEDROOM, unfurnished house. Will redecorate or repair. To $60. SU. 3781 anytime.

2- 3-BEDROOM home, on city bus line. Own furniture. To $75. MA. 9633 or Bothell 66-1536.

2 GIRLS would like 3-room furnished apartment, private bath. West Seattle. About $70. WEst 4003.

PHYSICIAN desires 2-3 bedroom home. Queen Anne preferred. PLaza 7179.

WE have reliable tenants waiting to occupy your home. M. L. Finrow, Rltr. Fl. 0500.

2-BEDROOM house, Capitol Hill, Broadway or close downtown, up to $65; references. EL. 3310.

FAMILY desperately needs 2-3 bedroom home. Unfurnished. To $50. KEnwood 3826 after 5.

YOUNG working couple. Prefer Broadway furnished apartment around $50. Write 53-94 Times.

QUIET young couple want 1- or 2-bedroom apartment under $70. References. MI. 1997.

NEAR West Seattle schools, unfurnished 3-bedroom home. CHerry 4163.

YOUNG couple, small good baby desire apartment or house under $75. Prefer West Seattle. WE. 0365.

3 NURSES desire furnished apartment on busline $120 maximum. FR. 8183.

NEED immediately—1 or 2 bedroom house or duplex. Ballard area. Under $65. SU. 2206.

3 BUSINESS girls wish 3 bedroom furnished home. Near lakefront. ME. 3998 after 5, weekdays.

DESIRE 3 bedroom family home. To $75. CA. 4187.

SMALL efficiency apartment with shower, near bus. To $40. MI. 4315

2- OR 3-bedroom house, furnished or partially furnished. FI. 5376.

4- OR 5-ROOM moderately priced furnished house or Apt. EV. 2023.

2 WORKING girls want small furnished apt. with kitchen. FI. 5164.

YOUNG couple desire 2-, 3-room furnished apt. $65. ME. 2679.

By SEPT. 1, 2 bedroom apartment to $80. CA. 8424.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

exchanged. Write 39-22 Times.

SEATTLE businessman in need of modern, furnished, 3 to 4-bedroom home by September 1. First-class residential district. Excellent references. Will rent six-month period or consider lease. LA. 1111.

YOUNG executive transferred here needs three bedroom unfurnished home. Prefer View Ridge, Laurelhurst, Mercer Island, Bellevue. MUtual 9000, extension 281. 9-1 Sunday, business hours, weekdays.

Excellent REFERENCES — Young working mother desires single apartment or private room with housekeeping privileges. Youngster cared for elsewhere. Reasonable. CA. 8186 after 5 p. m.

RENTERS-OWNERS

City-wide, furn. unfurn. apts., houses. For quick, discriminating service call Lucile Merriott at LO. 1656 evenings after 7:30, Sat. and Sun. CRAWFORD & CONOVER, INC.

FAUNTELROY or Gatewood home needed by conservative couple with well-behaved 4-year-old son. 2 or 3 bedrooms, yard. Recent home owner, will give excellent care. References. WE. 4941.

YOUNG, reliable working couple desire 4-room furnished apartment or duplex. Utilities, heat included to $65. University district, Broadway, Capitol Hill. MElrose 5241 after 6 p. m.

EXECUTIVE desires modern 3-, 4-bedroom unfurnished home. Sunset, Blue Ridge, North Beach area. One-, two-year lease. By September 1. HEmlock 4535.

WANTED—3-bedroom house for reliable family of 4, approximately September 1. Queen Anne or north end preferred. Evenings or Saturday call CApitol 0888.

LIST ALL VACANCIES

THE HOME FINDER

NO CHARGE FOR SERVICE

1507 2nd Ave. SE. 8040

REFINED business couple desire small furnished or unfurnished apartment in West Seattle or Burien. Mature, non-dringers. A-1 reference. EL. 0863 after 6 p.m.

RELIABLE working couple need 1-2 bedroom unfurnished duplex or house, centrally located or North. References, evenings or Sunday. EA. 7409.

RESPONSIBLE couple, teen-age daughter desire 2 bedroom unfurnished house. Hamilton, Marshall school area. Will lease. $75. ME. 0860.

ELDERLY lady wants housekeeping room or share home with another woman. Exchange references. Ballard preferred. DExter 3852.

PROFESSIONAL couple, 1-2 bedroom furnished apartment, house. Private bath, kitchen. Prefer near bus 7, 8, 22 or 25. GL. 5075.

TWO bachelors working in downtown office desire 2-bedroom furnished apartment to $80. Close in. EL. 6480.

EMPLOYED couple desire unfurnished apartment, house by Oct. 1. Appliances preferred. Reasonable. Write 03-95, Times.

WANTED — 2-bedroom duplex or house, unfurnished. Preferrably North End. Up to $70. EL. 0217, 9-5. DE. 6430, evenings.

YOUNG doctor, family desire 2 bedroom unfurnished house, garage, basement. Within city. Mercer Island. $90 Filmore 4882.

COUPLE, 3 children desire 3-bedroom unfurnished house with garage by Oct. 1st. To $75. MO. 4277.

REFINED middleaged widow, alone, needs furnished housekeeping room, small apartment. Write 105-07 Times.

LEASE with option or rent, 2 bdrm. unfurnished, 5-acre farm, or house in Beacon, Rainier, White Center vicinity. MO. 4556.

EMPLOYED mother, daughter desire small apt., furnished or unfurnished, Ballard, Sept. 1. HE. 2455. Eves., Sunday.

RESPONSIBLE couple, teen-age daughter desire 2-bedroom unfurnished house. Lincoln High School district. References. VE. 6308.

YOU'LL find many bargains in Times Want Ads every day. To buy or sell call MAin 0300 and place your ad.

LEASE or rent 2- or 3-bedroom home unfurnished. Prefer Madison Park. $85. Responsible couple, child. Weekdays MUtual 1977.

EMPLOYED couple wish unfurnished 3-rm. apt. and garage. Queen Anne or Capitol Hill district. $60 to $70. FRanklin 2626.

August 25, 1952

City Council
City of Seattle
Seattle, Washington

Gentlemen:

This is a letter in protest of the removing of rent controls in Seattle.

I live in a bachelor apartment, which is far from adequate, as I have an eleven-year old boy and we need an apartment with at least one bedroom. I have been looking for something suitable for the past two years, and find that for a one-bedroom apartment I would have to pay at least $75.00 a month, which is more than I can afford. If rent controls are removed, I won't be able to afford even a bachelor apartment.

It is true that there are some vacancies, but the ones that are at all reasonable are so dirty and run down that no one would want to live there if they were rent-free. The cheapest apartment that I have been able to find that was livable rented unfurnished for $79.50. A working girl can not afford this much, and if controls are removed, what will she be able to afford??

There must be some solution to the housing situation, but it seems to me that the removal of rent controls is only going to intensify the problem rather than correct it. I believe that you would be doing the majority of the citizens in Seattle a service to vote for a continuance of controls.

Very truly yours,

Helen Dornberger

Helen Dornberger
5234 University Way
Seattle 5, Washington

Seattle 5, Wash.
August 4, 1952

Mr. David Levine
Pres. of City Council,
County-City Building,

My dear Sir,

Thank you for giving both sides a chance to express themselves on rent control.

1st, Our rent stabilizer Mr. Jay Woods has sent out two urgent calls emphasizing the importance of rent control to those with. We can now make ours & cut down on food but all must have adequate housing. If our rents go up it is going to be a hardship for everyone in the middle class and poorer class.

2. Seattle is a strategic city, now families coming in all the time, the World War II temporary housing is falling apart and must be abandoned thus making liveable housing very difficult to find. Just today I heard of different people trying to find clean reasonably priced apts. no luck. There are just not enough.

3. According to Mr. Woods accounting landlords are all making a comfortable living, a good margin on their investments.

4. If the Chamber of Commerce among

the paper reported they found 25% + surplus housing but they did not state the condition of the housing - prices so high the middle class were unable to pay or so poor, apt in need of repair etc they were undesirable.

Controls should be kept on until rents are within reason, the tenant does not live in mortal terror of his landlord for fear he should gain control & for this reason selfish gain boost rents way beyond their worth. No wonder the rents, in many apts, the less the tenant receives in the way of service & keeping up of his needs as clean windows shades, cracked windows replaced - cords in windows repaired, halls cleaned & redone etc etc. No land lord boosts the price do absolutely nothing until controls are lifted. The 25% raise must not effect us benefited not a whit. Put it twice the tenant is considered. Lets live and let live, happily -

Sincerely

A Seattle tenant and a widow whose income has gone down rather than raised. Thank you

August 21, 1952

Mr. David Levine, Pres.,
Seattle City Council,
Seattle, Wash.

Dear Mr. Levine:

This is a sincere petition on behalf of myself, and all other insecure people who are unfortunate enough not to be home owners. Unless our local government protects us, we will be at the complete mercy of the landlords, and the sky will be the limit on rents asked, once controls are taken off. For it is impossible to find apartments...THERE ARE NO VACANCIES, I have looked and so have friends and acquaintances. To take the security of their homes away from our citizens is a very serious affair, and I do hope that all members of the City Council will realize what it means to be at the complete mercy of someone who is absolutely free to ask any amount of rent they desire. For human nature being what it is, the landlords will feel no compunction in getting rich quick, and thereby loosing tremendous impetus to the already out-of-hand inflationary spiral. It will mean more strikes as labor is affected; not to mention the almost unbearable squeeze on the white-collar worker, and those already suffering from stationary incomes, such as pensioners, widows, etc.

To be specific about my own case, I have lived in the same apt. for six years, have had the legal 25% raise in rent, have paid out something like $5,000.00 in rent, and feel that this is my "home", and to be suddenly confronted with the frightening prospect of being suddenly thrown out without any place to go is terrifying, to say the least, for many, many tenants! In this apt. bldg. of 75 units, on the First Hill, it is a fact that the owners clear $40,000.00 a year, over and above expenses...so surely they are not suffering.

So please give the plight of the tenant your sincere consideration. I am a registered voter and would like to sign my name, but my already insecure positon would only be further jeopardized by so doing...the tenants are definitely under-dogs these days!

Pleadingly,

A Tenant

We, the under signed tenants, occupying apts 304-308 - Bell st. Seattle, Wash. respectfully petition and request that rent controls be continued for at least one year from Sept. 30-1952

Name -	apt. #	per month
Mrs Jones	35	37.50
W. A. Walthew	25	37.50

Clifford apts #101
133 Boren ave North
Seattle 9 Wn

Dear Mr. Levine.

I'm taking the liberty to write you in the half of Rent Control. I am one alone who at 67 yrs of age have been retired after working in one place for 28 years and have been able to save very little because of an invalid husband and a child to support. I am paying $37.50 a month for a bed living room, kitchen & Bath in a house which each winter has been inadequately heated and have all my own furniture. I get $40.40 from my former employers and $58.00 from Social Security. There is no one with whom I can go to live and must support myself. Our Landlord has already made arrangements to raise the Rents as soon as decontrol

is off. I am afraid. How can I live on $98.40 monthly? I imagine there are many worse off than I. What must we older people do! What must one do where there are children to support and unable to give them proper start in life?

Yours Very Sincerely
Mrs M. E. Reed

815 Pike
Seattle 1, Wash.
Aug. 25, 1952.

Members of the City Council:
Seattle, Wash!

Dear Sir:

Please continue Rent Control in Seattle. In the past 2 1/2 years in which I lived at this address, my rent has been raised three (3) times.

There is no telephone service here so have to have my own telephone as my job depends on phone calls.

I have many friends in defense work in Seattle.

Yours truly,

Dorothy West.

July 8 1952

members of City Council

Dear Sirs.

Having been a resident and taxpayer in this city over 50 yrs. I have its best interest at heart and cannot see where decontrol of rents would be helpfull to anyone at this time

The apt. owners have fared better since it was put on than ever before. May I state my own experience to prove this.

The tenants who occupied this apt paid 35.00 per mo: I was told when they moved I could occupy it for 40.00 if I paid for redecorating

which I did cost $80.00 In three wks. I had notice thru the Control office my rent next time would be 44.40 The owner has had two raises in rent in 18 mos.

In years past in all sales or leases they allowed 10% for vacancies, not so now, you wait a year or two as I did for any apt under $72.50, plenty above that, yes.

Heaven help us if you take the Control off.

Please don't

Sincerely an old taxpayer,

Mrs. John L.

Seattle Washington
August 21, 1952

Councilman [illegible]:

Dear Sir:

After reading an article in the Seattle P.I. this week regarding the termination of rent controls, I feel it my duty as a harassed renter and an overtaxed voter, to express my astonishment that there should be any doubt or lack of knowledge in the minds of our officials as to

rent controls will mean
to thousands of your cities
tax-burdened, white collared
"forgotten man" renters
who have met all the
inflationary costs of living
without any raise in salary
and now must face this
and still try to maintain
a decent standard of living
Everyone knows that all
apartment house owners have
never before made more money
on their investments, and
given less in return since
the war years I know
whereof I speak as I have

the existence of a real
housing shortage here as
the article stated
Surely our city council will
not be as lax and as
disinterested as our last
"do nothing" Congress who
voted for the termination
of controls. The city of Seattle
already has a bad enough
reputation all over the United
States for its inflationary
prices, on food, and rentals
to say nothing of its despised
state sales tax
[illegible] you must realize
what the termination of

bein an apartment dweller for the greater part of my adult life. At present I live in a neighborhood of large apartments, and I know and see people every day delighted and happy to move in to dirty apartments which haven't been painted, cleaned, or decorated for years by the owners, and these same people are so happy to find a place that they are only too glad to clean, paint, and decorate at their own expense

I have lived in this same building for thirteen years and for all that time I have cleaned painted and even bought new linoleum for the kitchen at my own expense, and had to go out and work in order to do it.
I have seen this place sold three times in the years I have lived here and both previous owners made huge profits on their investments.
The present owners have had the place only a few months

around $7.50. The new tenant is charged $75-$85 or $90 dollars or whatever he is sucker enough to pay and then he cleans it up at his own expense. I myself am paying $57.50 for a one room unfurnished apt, which rented for $35 dollars when I moved in, and I know people in this house that are paying $65 and $68 dollars for unfurnished one room apartments exactly like mine

If they should raise my and have already managed to get rid of all but a few of the old tenants which they want to do, and are already collecting fabulous rents from the new tenants, and all this while rent control is still in existence We all shudder to think what we must face if the controls aren't kept on

When an old tenant is ousted from one of the large apartments here, which are the most desirable, and which have rented for

rent so high that I should
have to move, a new tenant
could move in without
having to clean or paint
because of the way I have
kept it up through the years
These are all facts, that
I would gladly swear to
and I wish very much
that I dared sign my
name, but I had a very
unpleasant experience
when I signed my name
to a note I wrote to the
rental board protesting the
last raise in rent and

because I was straight-
forward enough to submit
a copy of it to the landlord.
Don't you think all this
is proof enough that
we need rent controls
extended in Seattle the
same as some of the
larger Eastern cities have
done? If there is any doubt
in the minds of any of
your board members as
to the drastic need of further
rent controls Why don't
you send one of your

investigators to the
Winthrop Apts 1020 Seneca St
to try and rent an
apartment

yours truly

A armed renter

Mr. David Levine,
Pres. City Council,
Dear Sir:

Knowing the tremendous pressure being exerted by the Realtors and Apartment house owners association on the city Council to have rent-control lifted, a condition which would impose near tragic consequences to tenants now living apartments in the older buildings now under rent control, and unwilling to believe that our city council members are unduly biased by these "pressures" or indifferent to the welfare of so large a percentage of its constituents I appeal to your sense of justice and fair play in behalf of these harassed citizens, of whom I am one.

Rent decontrol would benefit only the Realtors and apartment house owners who are in need of no protection. It is a well-known fact that real estate prices and rentals are at an all-time high, why give them more advantages at the expence of the helpless tenants and would-be home owners who already are struggling to make ends meet on limited budgets?!

May I cite one example to illustrate my belief? My

are living in a 4½ room unfurnished apartment which we have occupied twenty-four years, own our furniture, pay for electricity etc, and are paying our all-time high rental $62.50 per mo. An increase of 27 per cent since 1948. All cleaning, removal and maintenance of equipment, services previously provided have been discontinued. This is not an isolated case, all tenants in this building have had similar treatment. If rent should be decontrolled we know we are in for more and greater financial burdens on our already over-loaded budgets, and these consequences face every tenant in every apartment house now under rent control.

We have no recourse save to throw ourselves upon the sense of justice and mercy of our City Counsel for protection from those who would enrich themselves at our expense. God grant that we not be let down.

I am trusting you not to betray my identity to anyone who might inflict reprisal.

Most respectfully

(Mrs.) D.M. Storrs

4009-15th Ave NE
Seattle 5 Wn
Aug 21st 52

Mr David Levine.
Dear Sir.
I am writing to ask you to consider the elderly people with small incomes when the Rent Control is discussed by the City Council. Our rent was raised two years ago. and many of us do not see how we can pay more. We shall appreciate your help.

Sincerely
Mrs. L. Lucy E. Matthews

R. E. HOFFSTADT
4005 FIFTEENTH AVENUE, NORTHEAST
SEATTLE 5, WASHINGTON

Aug 21

Mr David Lenne
City Council
Seattle, Wash

My dear Mr Lenne. The hearing on the extension of rent control comes up next ~~next~~ week. As a tenant I wish to suggest it be extended. Many who in this area (University) are living on fixed incomes. What happen to be living on a none too large University pension. I would like to remain here because with I am retired I still do medical

research. I cannot afford a higher rent. With my reduced income if the cost of living goes higher I shall have to leave the city.

Thanks for your consideration

Rachel Eltzfeldt

The upkeep of the apartment in which I live is been entirely by the tenant and the house is full.

Seattle, Wash.
aug 21, 1952

Mr. Jerald Lemue
City Council
Dear Sir:

Notice by paper there will be a meeting aug 25. to consider lifting rent controls in the city.

I do not feel that lifting controls at this time would be wise.

apparently there are plenty of high priced apartments and houses, but there is a great scarcity of medium priced dwelling units.

The cost of living climbs higher and higher.

Since Oct. 1950 land lords have been allowed 25 % increase, and, any further increase would make a hardship on persons with medium and fixed incomes.

I hope you will vote against lifting controls.

Yours truly
Mrs. O. R. Edwell
4005 - 15ave N.E.

203 Bellune North
Seattle 2, Washington
July 8, 1952

President
Seattle Council
Seattle, Washington

Dear Sir -

Surely rent controls in this area wont be released! Hundreds of people in this city are unemployed - and many are on less than a hundred dollars a month pensions. at the above address (Bellune apartments) are mostly pensioners or unemployed such as myself. those of us in middle age brackets

are denied commercial employment too — and yet this city, this state wants our votes at election time & I've heard many people say if rent controls are lifted they just won't feel the least interested in this community here after.

Some of the apartment house owners have been caught under the wire & should have a 10% increase.

Mrs Helma Naki our apartment owner should have a little

increase in rents but if controls are entirely released it won't be fair for a house keeping (1½ room) dwelling also mine to be raised from $25.50 to $35. —

Seattle has become ridiculously beyond normal living adjustments.

Its a fact if our state & government want the support of the citizens they'd better begin helping the middle class towards decent living. The American ~~hard~~ heritage isn't meant for this graft & outrageous living expenses.

I think its pitiful human beings have to struggle so to exist.

In November I was in Harborview 2 wks after fighting 2 years poor health, then a major operation in December from which I tried to work 5 wks following it - and last week working beyond my endurance fell again breaking ribs & scapula, its quite a struggle to live like a human being as the Lord meant it so.

Sorry this is an untidy letter but my arm is taped down & I can't write normally.

Under normal conditions would have typed this letter.

Sincerely,
Lysabeth Hatcher
(Mrs Chris N Hatcher)

RESOLUTION

WHEREAS: The supply of rental housing in the City of Seattle is still far short of meeting the demand, and

WHEREAS: The shortage of rental housing is particularly acute in the rental brackets which the average family can afford to pay, and

WHEREAS: Any move to remove rent controls now would only result in diminishing the supply now available for the average citizen by pricing it beyond his ability to pay, and

WHEREAS: Such a move would result in extreme hardship to many families now pressed by the high cost of living, and

WHEREAS: Federal rent stabilization as it is now administered in the City of Seattle by the local rent office and the Seattle Rent Board, has been more than generous to the landlords in granting every necessary increase to meet today's higher cost of operation, and

WHEREAS: With extremely few exceptions, the landlords of the City of Seattle are already in a better financial position than they have ever been, and

WHEREAS: The City of Seattle contains many vital defense industries and installations, and

WHEREAS: The City of Seattle is now entering a period of industrial expansion which will undoubtedly call for increased in-migration of workers, and

WHEREAS: Without the restraining effects of Federal Rent Stabilization, rents would undoubtedly increase to such an extent as to seriously interfere with the defense program and cause much suffering among renters in the lower income brackets;

THEREFORE BE IT RESOLVED: by Local Union #1208, of the United Steelworkers of America, whose membership of one thousand is composed of both landlords and tenants, that the City of Seattle go on record and vote against the proposal of certain selfish pressure groups to bring about the end of Federal Rent Stabilization in the City of Seattle, and

BE IT FURTHER RESOLVED that copies of the above resolution are to be forwarded to the Seattle City Council; Mayor Allen Pomeroy; Ivan Carson, Chairman of the Advisory Committee on Critical Defense Areas, New GAO Building, Washington 25, D.C.; Director of Rent Stabilization, Tighe E. Woods, Washington 25, D.C.

ADOPTED June 4, 1952

Eugene V. Dennett

Eugene V. Dennett, Rec. Secy.
7324 34th Avenue S.W.
Seattle,6, Washington

David H Adams

David H. Adams, President
Local Union #1208
United Steelworkers of America

D

203 Bellevue North
Seattle 2, Wash.
July 7, 1952.

President of the City Council,
County-City Bldg., Seattle,

Dear Sir:

I am writing with respect to the discussion on rent control which I understand is to take place on July 10.

In the apartment-house where I am located there are several people living on pensions or welfare or doing day work in homes. I, myself am a retired teacher trying to live as graciously as possible on $103.70 a month. If the controls are taken off this will work a great hardship on us and no doubt on many others in the same position.

Since the other controls are to remain on until April 30, 1953, it would seem logical to include rents in the same category.

So I ask you to earnestly consider our case and that of hundreds of others in like circumstances.

Sincerely yours,

Mollie Reiss.

file

1454 East Harrison St. Seattle, Wn.
To, all members of City Council.
Through a small item in News Paper
I see the Apt. House Association
is to have a meeting before, The
City Council, asking for Rent
Control to be removed. This is to
pray, you do not grant such
a request. There are vacancies
in high cost apts. available, from
$70.00 to $100.00 and up. but what
the poor & low income people can
do for shelter, I do not know.
We are asking you to protect us.
Thanking you for past favors
Resp. Yours,
Mrs. H. G. Patton.

July 5th - 1952

705½ Pike Street
Seattle, Washington
June 30, 1952

File

Hon. Alfred R. Rochester
City Council
County-City Building
Seattle 4, Washington

Dear Mr. Rochester:

The Apartment Operators Association of Seattle in the very near future will submit to the Seattle City Council a hearing for housing decontrol, and from my personal experience I want to tell you what the housing situation in the City of Seattle is today. From my personal investigation, there is absolutely no shortage of housing accommodations in Seattle. There are hotels in this city that at times have over 50% vacancies. Also, the apartments are after business, as is the McKay Apartment Hotel. In spite of this, the local Office of Rent Stabilization maintains an attitude wholly unjustifiable towards the property owners. In 90% of the time, it wholly rejects or ignores the just applications for relief; these people are of very moderate means and are comparatively poor. An impartial investigation will prove that hundreds of these people have been ruined because the ORS failed or refused to give them any relief whatsoever.

I have made application to the local ORS giving concrete proof that it costs over $52.00 per month to operate per unit of the McKay Apartment Hotel. I applied for $55.00 minimum for those units that were below this figure, as to cover the debt expense in any unit, as there are units that are renting as low as $30.00 per month. But it was arbitrarily refused. This $55.00 that I asked for is below in comparison with other apartment hotels in the vicinity having similar services and conditions. As the McKay Apartment Hotel is a reinforced concrete building all corridors have tile floors, and each unit is well furnished with a private bath with tile flooring, kitchen with refrigerators and the living room with hardwood floors. And in spite of this we have units that the maximum ceiling price is $30.00 per month. This is an outright discrimination against the McKay Apartment Hotel as all other apartment hotels of similar services are decontrolled.

I made an application, with proof that not only the McKay is known as an apartment hotel (a fact that the ORS has admitted) but we have all the services required by law, including city license, to conduct buiness as an apartment hotel. This in spite of the proofs the ORS has unjustifiably rejected it.

Then on the 16th of January, 1952, through the Apartment Operators Association we made an application for daily and weekly rates. Time and again Mr. Donald C. Haas, President of the Apartment Operators Association, and I were repeatedly assured by the ORS that this application would soon be granted, only to be orally notified on April 18, 1952, that this application was again rejected. It was our desire to take this up with the King County Rent Advisory Board, but could not do this until we got a written notification of the ORS final decision, which was not until April 30, 1952.

Under the law an apartment is entitled to rent increases for improvement, decoration, etc. Again on December 12, 1951, we made such application for 17 units for an increase for such improvements. There was spent about $5,350.00 on these units, but on January 15, 1952, we were notified, after waiting five weeks, that we were granted a one-dollar increase per month on one unit. I made an oral protest to Mr. R. C. Atwood, Director of the Rent Stabilization Board. Mr. Atwood wrote me a letter within a few days telling me that we were entitled to an increase to take up this expense within a 3-year period, and they were willing to grant us this increase if we were willing to comply with certain provisions of the law. Mr. Donald C. Haas on the 11th of February, 1952, wrote them on our behalf accepting their terms. Two and one-half months elapsed and we were still waiting for their decision. This is the treatment generally received by a property owner under ORS.

But now the question is, will decontrol raise rents? Definitely not, because in the McKay Apartment Hotel and undoubtedly in many other apartment and lodging houses, there are many, many units renting today away below the ORS ceiling price. Local rent decontrol will simply rid the property owners of a lot of unnecessary red tape, give him his cherished American liberty, and the opportunity to sit down with his fellow men and make mutual agreements. It will further give him an incentive to improve and maintain his properties in good condition and make them fit for people to live in them. It will very likely increase very few rentals which today are rented below depression prices. But today no housing operator dares to ask any substantial increase because practically all of them are trying hard to keep their place filled to capacity. Due to the fact of the large amount existing in the hotels and apartment hotels and also apartments and other lodgings.

Sincerely yours,

Evans E. Collias

Evans E. Collias

Mayor Lemix - July 6 - 1952 -
& City Council.

Dear Sirs -

Note you will decide on rent controls July 10th. There are vacant apts in the higher prices $75.00 to $125.00 a month. But try & find one at a reasonable rate. An advt to a $42.50 apt. recently received 60 replies. John Davis Co. Real Estate have 35 large apt blds listed in their June Bulletin all with no vacants. There are few houses too rent. We can't all afford the high rentals. Especially trying too struggle along on a small income & not be on Relief. Apt. Owners are making more money than ever. Never a vacant apt. Formerly a furnished apt. or house furnished had linens, blankets, towels, curtains, drapes rugs dishes, cooking utensils etc. They painted walls, wood work, repairs. Kept all in good condition. Now they supply nothing but furniture. One must pay for all decorating repairs etc, etc. which is considerable. Cities that have been de controlled they advanced rents too such an extent they immediately had to be de controlled. Please consider the ones that cannot pay these high rents. Many workers would stay away from Seattle if rents were de controlled. Am anxiously awaiting your decision. Thanking you.

Lena Heck -
607. W. Galer St. apt 11.

Elizabeth S. Mertel

July Ninth, 1952

City Council
County-City Building
Seattle 4, Washington

Members of the City Council:

Please file my name among those who are protesting the possible discontinuance of rent controls September 30th.

Inasmuch as this is a "defense area" I feel that rent controls should be maintained in Seattle until such times as more rental units are available in the medium price group. Should rent controls be eliminated now, I would be forced to move into a less expensive apartment - if such could be located - as would many other residents of apartment dwellings in this City.

My thanks for giving this letter your attention.

Yours very truly,

Elizabeth S. Mertel

2417 - 41st North
Seattle 2, Wash.

Honorable David Levine.

Dear Sir. I understand the decontrol issue is to be taken up. I own the Washington Arms Apartment. one of our older + better apartments for the past three years I have gone in the red the operating costs are so very high. and I have tried to keep the building up. have pleaded with the rent control board for the past 10 years to come out + inspect my building

which Mr Atwood has
refused to do. we have
a beautiful building
all fine room apts
wood burning fire places
all tile baths + kitchens
and choice location
$150 for most of them
It costs from $800.00 to 900.00
to completely redecorate
one of them. I feel
that the time has come
that we should be able
to realize a profit. since
there are many vacancies
in this city some that
are overhanging would
come down & others could
have a better income
our

thanking you for any consideration you might give us.

Respt.

Mrs Thos E Snyder
1063 E Prospect

n July 2,1952

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

Hon.Sirs & Madam:

As your body meets on the 7th to discuss the problem of Rent Control, I wish to express my hope that the Council will vote to continue Rent Control.

As a citizen and tax payer on property in Seattle for the past twenty-five years,I wish to state my position. I owned a small house which was rented and I thought the adjustment of rent was fair to both owner and renter and was happy to conform to it.

Now that I found it nesessary to move to an apartment some three years ago,I have found the great benefit of rent control,else our landlord would fleece the occupants to an alarmong degree.

The owner of my apartment where I reside told me that he could clear the apartment of all incumbrances in ten years. He paid $150,000 for it, makes no repairs whatsover, and has raised the rent twice.

I had to hire an electrician to make my apartment safe-moved in five moments after place was vacated-found it filthy beyond description. I did not report it to the Rent Control but spent months,~~xxxx~~ yea years in trying to scrub,scour,paint floor of kitchen,paint walls, etc- some $80.00 in repairs

I think I won't sign my name because there might be reprisals and I'm so busy with civic affairs (all voluntary) that I can't find time to look for a better deal.

Here's hoping you make the right decision on Rent Control. I have worked long and faithfully in every election for members of your group.

MOST SINCERELY

A Tax Payer

QUEEN ANNE COMMUNITY CLUB

August 15, 1952

Seattle City Council
County-City Building
Seattle, Wash.

Dear Members of the Council:

The members of the Queen Anne Community Club adopted a resolution to request the council to favor the termination of rent control.

Very truly yours,

Mrs. G. Kirk Secr.

Mrs G. Kirk

Seattle, Washington
August 19, 1952

Rent Control Committee,
Seattle City Council,
Gentlemen;

I own two older apartment houses, but am not a member of the Apartment Owners Association.

I assume you want facts on which to base a finding of whether there remains a shortage of rental units.

Whereas several years ago any hint of a vacancy would create a storm of applicants, now I have a vacancy in each building, of a standard 3-room apartment, one renting at $40 a month furnished, the other at $45 a month unfurnished which have been shown repeatedly but not rented as yet. My locations are excellent, lower Queen Anne, and North Broadway. The buildings are well kept, freshly painted, and in good neighborhoods. This is an unusual situation because as late as last year when there was lots of vacancy in the new higher priced buildings, the moderately priced units were in good demand.

Rent control is vicious and extravagent of tax funds to maintain a large and useless crew of federal employees . I hope your finding will be honest on the question of fact of whether there is an actual shortage of housing, and not a gesture to temporize with a ranting snarling mob of communists.

Respectfully,

F. H. Weaver

F. H. Weaver
501 Olympic Place
206 Harvard N.

August 19, 1952

City Council,
Seattle, Wash.

Gentlemen,

We own a small apartment building in the University district at 4134-11th Ave. N. E.

We would like to show how removal of rent controls will help to provide more housing in Seattle. In our building we have 8 large 4 room units. 4 of these are occupied by only one person and have been for some time.

Of course the rents will rise in some of the older buildings in Seattle because the rent control has kept the rents at an abnormal and unfair level. In the newer buildings where there no controls rents may be too high but maybe they will drop some when there is competition with the older buildings.

We have to rent large 4 room units, heated, for $56.25 a month. We have a really nice brick building, with mahogany woodwork, oak floors, tile in bathrooms. Westwind fans, electric ranges + refrigeration.

If we can raise the rent some of these tenants will probably rent out rooms in these apartments, to help pay the rent, thus providing more housing. Some may

buy houses, leaving another apartment unit that can be rented.

I am sure our building is typical of many buildings in Seattle and we invite an inspection of it. We have a vacancy at the present time and are redecorating it. We have not been getting enough rent to pay for fixing up the building like we want to but are doing the best we can.

Respectfully Yours
Donald Silver
Charmaine Apts.
4134 - 11th Ave. N.E.

August 19, 1952

TO MEMBERS OF THE CITY COUNCIL OF SEATTLE.....

WE URGE YOU TO VOTE FOR DECONTROL OF RENTS IN SEATTLE!!

We have a 5-unit apartment house with each unit having 4½ large rooms. One unit is $29.00 per month and the other units are $35.50 per month with the owner occupying one unit. We find that we cannot operate efficiently with such low rents. We have applied for an increase of rents to cover our loss through the Rent Control Office but they have refused us. We have been operating at a loss for over a year but we cannot get an increase of rents through the Rent Office until we are practically bankrupt. We have had to neglect our property and consequently we are getting complaints from our tenants because we cannot make it comfortable for them but how can we when the rents are so low and the cost of living and expenses keep rising with each month. What can we apartment owners do if you vote to continue with rent controls?

LET US VOTE FOR DECONTROL OF RENTS IN SEATTLE so that our property will not be forced to be neglected and we can offer our tenants a more comfortable way of living---which would mean a better landlord-tenant relationship.

Fudge Shiogi

EWHERST APARTMENTS
Fudge Shiogi
1914 East Marion
Seattle 22, Washington

Alfred Lunde
1420-4th Ave. West
Seattle 99, Wn.

Honorable David Levine
County City Building
Seattle, Washington

Dear Sir:

Please do not request Federal rent control. Vacancies are numerous: I have three now and am advertising in the papers, getting only a couple of lookers a day. Last month at time of survey I had 4 vacancies. I have 27 units in the $38.50-$65.00 class, each with private bath and full kitchen, and including heat, light, and hot water.

I know that my tenants do not care much about control. I believe the only folks who do are those goaded by union bosses and politicians. This was proven in my building when I petitioned for decontrol resulting from conversion.

The petition was dated May 21, 1951. Form D-104 was posted for 16 days. Form D-121 was personally served on each affected tenant. Not one tenant answered. My petition was denied, so I petitioned again last December, repeating the same procedure. Again, not a single tenant answered. 24 units were affected. I know none answered because I received no copy. Thus I know none cared enough to fight decontrol. Of course, no outside pressure was brought in.

I can hardly believe you are seriously considering delivering us into the hands of the Washington D.C. law enforcement body. I beg you not to do so. I have read how blazingly high-handed the Federal Government can be, and I know that if we are under Federal control after September 30, we can expect to be treated like criminals.

It would be like Judge Roy De Grief's calling upon the Feds to put all his traffic violators in Sing Sing. Permit me to relate my own experience, putting myself in the pocket of far-away police. One time I and a couple of other youngsters went to a jail house in a Montana town (in 1933) for shelter. We were not violators. We were drifters, cold, hungry, right off a freight train. It was midnight and winter.

"Like to get out first thing in the morning," we chattered, shaking off the snow. One minute later, I can tell you, we were sorry we had asked. The man in uniform barked: "We didn't send for you. You delivered yourselves here. We will let you go whenever we are good and ready. Empty your pockets and sign here."

Since then I have often thought how dumb to ask distant authorities for help. A community should help itself. We in Seattle do not need to be controlled from Washington D.C. I have had 8 decontrolled units for several years, and never raised the rent on a tenant. The rents on these decontrolled units are as low as comparable controlled units in my building: around $45-$50 for 2-room regular apartments with heat, light and hot water.

We do not need rent control. Please permit us to prove it.

Yours respectfully,

Alfred Lunde

Property Management
REALTY MANAGEMENT, INC.
and Investments
522 DEXTER HORTON BLDG · SEATTLE 4
TELEPHONE ELIOT 4040

August 15, 1952

Hon. David Levine, Pres.
City Council
514 County-City Building
Seattle 4, Washington

Dear Sir:

Enclosed for your examination is a photostatic copy of a letter sent by the Area Rent Director by way of answering a Petition for Increased Rents To Secure a Fair Net Operating Return. We believe that if you will carefully read this letter you will be amazed that a supposedly responsible government agency could write so incoherent an answer to a most important question.

Note please: last sentence in paragraph No. 2 wherein a base ratio of 8% is mentioned but the petitioner is denied the explanation of how a base figure of 8% is arrived at. Paragraph No. 3 wherein the owner was critized for failure to submit figures for other income. No such figures were submitted as there was no other income.

Paragraph No. 3 wherein the payroll expenses is criticized yet the building in question is an older structure and a high cost of upkeep is inherent.

Paragraph No. 4 criticized the costs of attorneys fees yet the regulations are so burdensome in their execution and so complex in their interpretation as is evidenced by the enclosed letter that obviously the work done by our attorneys in relation to our petitions was essential.

The problems attached to rent control inherent in the acts are but a fraction of the real problem facing the managers of property. The largest part of the burden is imposed by the ridiculous, bureaucratic and despotic administration of the act.

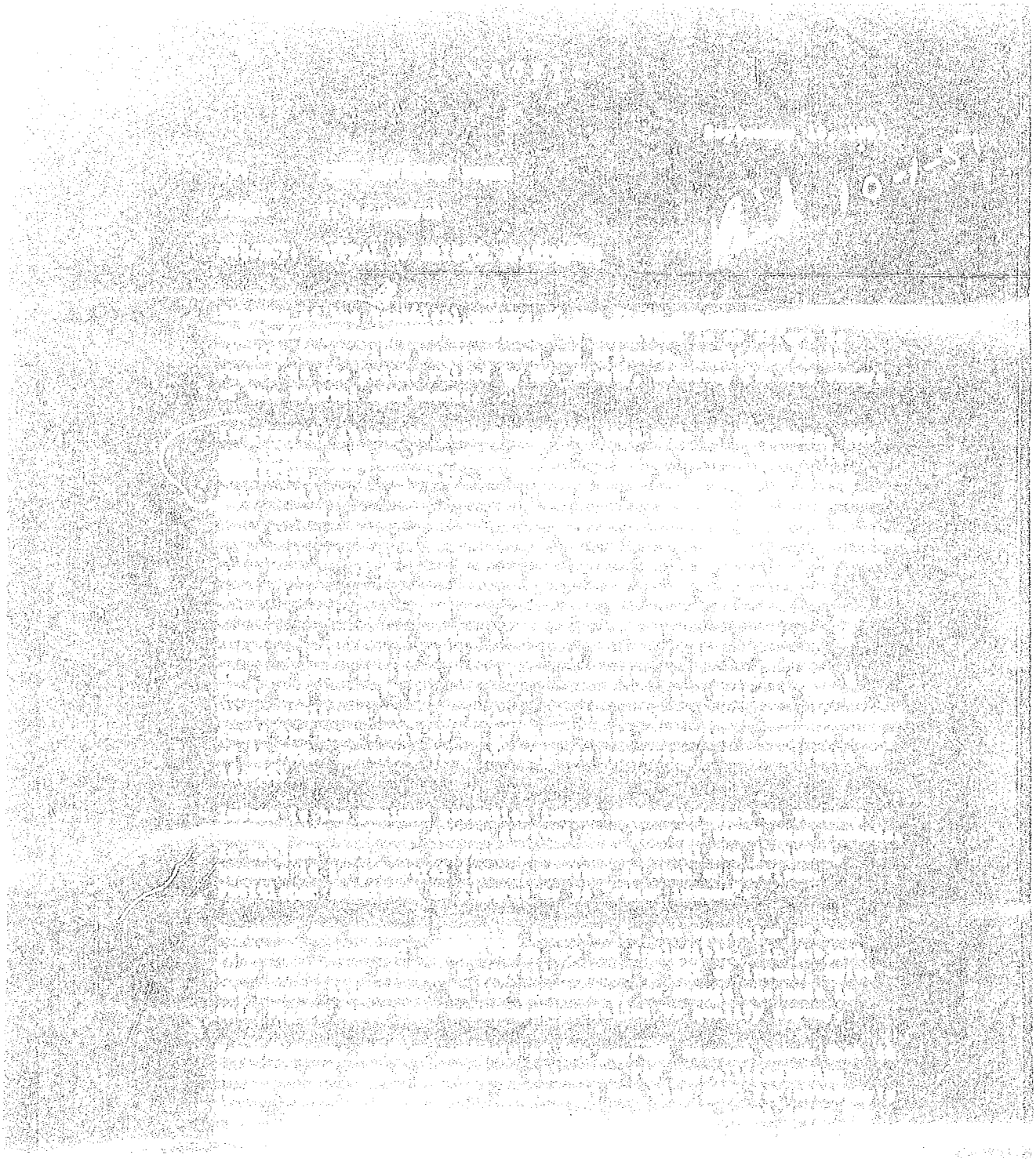
For the reasons set forth, we respectively request the City Council not to again impose this burden upon the owners of real property in the City of Seattle.

Respectfully yours,

REALTY MANAGEMENT, INC.

F M Melsom

F. M. Melsom



F. POHSL
MGR.-OWNER

EA. 2432
EA. 9620

THE HARVEY APARTMENTS
2615 EAST CHERRY ST.
SEATTLE 22, WASH.

April 16, 1952

Honorable Members
City Council
Seattle, Wn.

Dear Council Members:

Controls in any form, are a menace to the American Way of Life, they are despotic in character, creating discord and class hatred, they stifle private enterprise and dull our initiative, they are the political footballs of Government Bureaucracy.

Rent control was instituted because of a housing shortage. No housing shortage exists at this time. A total of 29 vacancies for the year 1951 out of 18 apartments available, indicates no apparent shortage. (Average rent $39.00)

Controls are fine, as long as you are not the one being controlled. Now that everybody has had their fill of controls because they themselves are being controlled, lets do away with rent control and all other controls which interfere with the American Way of Life.

Yours truly
Fred Pohsl
Fred Pohsl, Mgr.
Harvey Apts.
2615 E. Cherry St.
Seattle 22, Wn.

Seattle, Wash
Aug. 23, 1953

City Council of Seattle
County-City Bldg
Seattle

Honorable Ladies and Gentlemen:

Re, Rent Control

Control of rent has workrd a hardship for my husband and me. It will do so again if continued along such inflexible lines as we met under the present set-up. For several years we rented our house in Ravenna district

We live in it now, but expect to leave it again, this Fall. If we can get a fair rent rate similar to like places near us, we would be glad to keep the place for income. But we were victims of some inflexible rules or inconsiderate people in rent control authority, and never have had a reasonable rent from the place.

Even with increases due since we took it over for our home and with further increases due from several improvements that we have put here, under methods used now , we would not be entitled to a fair rate.

The thing that kept our rent low was a lack of consideration of circumstances pertaining to this house alone. We had to accept $12.50 less per month than houses across the street that had two less bedrooms, no garage, no furnishings and even no outside entrance to their basement. We had all these.

The ruling against us was because we had let some tenents stay on in our place without raise in rent whemm others raised. But we did not want to put them out until they could find a place that they could afford. In time they moved in with another family and then we got a fair rent.

But rent control came along and the roll back time taken for freeze took us back to the lower rent. Our plea for consideration was not heeded.

Our ideas are that control may be needed, but nobody should be victimized as we have been.

Yours truly
Ruth E Stahr
Mrs Rudolf Stahr

Seattle Wash.
april 14 1952

Dear council members:—

Rent control in Seattle has served its purpose, many houses and apartments are vacant. war time housing is being torn down.

In other cities, when the rent controls have been removed, the rent situation is much improved.

many apartments are being rented for more than the rent ceilings, which is not good.

With only one or two appraisers for this whole district, they don't see the property, ~~etc.~~ amount of furniture, quality or location. Then how can they say, what rent we should get? all they know is the number of rooms.

my rents are $47.50 with garage, $54.50 $48.00 garage and $75.00. waterfront lake Washington. with an out door livingroom, patio. fireplace. boating, swimming and fishing also dock. 2-3 Room, 1 four room, 1 4½ room. I had one vacancy last august.

yours truly,
mrs. Madeline Clark.

April 11, 1952

Dear Council Members:

As we are sure that you believe in fair treatment for all citizens and taxpayers and are anxious to see that Seattle maintains its good name as a homeowner's city and an excellent place to raise children, we are taking the liberty of asking your help to try to correct a very confusing situation brought about by the present Federal Rent Control Office.

My wife and I have worked for many years to save enough money to make a down payment on a four-unit apartment house, which we have been living in for the past three years. We had hoped that some day we would be able to actually own it without encumbrances and derive a little income during our retirement, instead of asking the city and state to support us.

Instead, during the past three years we have had to make up a loss in operating costs out of our own monthly salaries to keep from losing our investment in it, simply because of rent control. It actually costs us twice as much to live in the accommodations as it does for any of our tenants. We try to make the building very clean and comfortable for all, have had no vacancies, but have a waiting list of people who would be glad to sell their homes to move in. In fact, two of the three present tenants did sell their homes, because it cost them less to pay the monthly apartment rent; but under the rent controls, we, as owners, have to make up the difference.

Our four units are exactly alike in size, accommodations, electric ranges, refrigeration, garages and lockers in the basement, but the unit that we occupy ourselves was frozen at $14.50 more per month than exactly the same type of unit across the hall. There are two units to each floor. All units, though exactly alike, have a different ceiling rental, with ours the highest by far because we occupy it as the owners. We can get no adjustment from the Rent Control Office because they once allowed us a small loss-in-operation adjustment that took care of only a small part of the actual cost, and the operating costs are rising constantly.

In the interests of fair play, we feel that you can and should do everything in your power to correct this impossible and confusing situation, as representatives of all the good citizens and the small apartment owners of Seattle, by voting to decontrol these rental units as soon as possible, before the mortgage holders take over the property.

Very truly yours,

Mr. and Mrs. A. J. Frankel

Mr. and Mrs. A. J. Frankel
337 - 18th Avenue No.
Seattle 2, Washington

Seattle Wash
Aug 24 1952

David Levine
City Council

Dear Sir:—

We certainly don't need rent control any more. I guess you have noticed where ever you go you see signs (Apt for rent)

I know one party in Phinny dis. one blk off main St. which was vacant over one yr (It has just been rented and they advertised too, rent was $36.50 per mo. my sister has a place 7515 Green wood one blk from this other place. And she has had 2 vacancys for a mo. Shes says shes going to take down sign looks bad up all the time.

I used to have seven housekeeping rooms. on Calif. ave in West Seattle across show. (5016 Calif.) Always had one or

two vacancies, rents ra[illegible]g from 23.50 to 45.0 for two per mo. So hard to run under O.P.A. rules. My worst bef was more single people wanted to rent them. And wouldn't rent them to one. for the rent was frozen so low for one I couldn't afford to run it. The peopl would ask what the rent was for 2 and I would tell them. And they would say I don't mind paying that. Then I would explain to them I just couldn't do that the O.P.A. wouldn't allow it. I've had so menny say they would go to the O.P.A. and get permission Then I would have to explain that the laws come from Wash-D.C. And they could'nt give permission here. Some would get real mad.

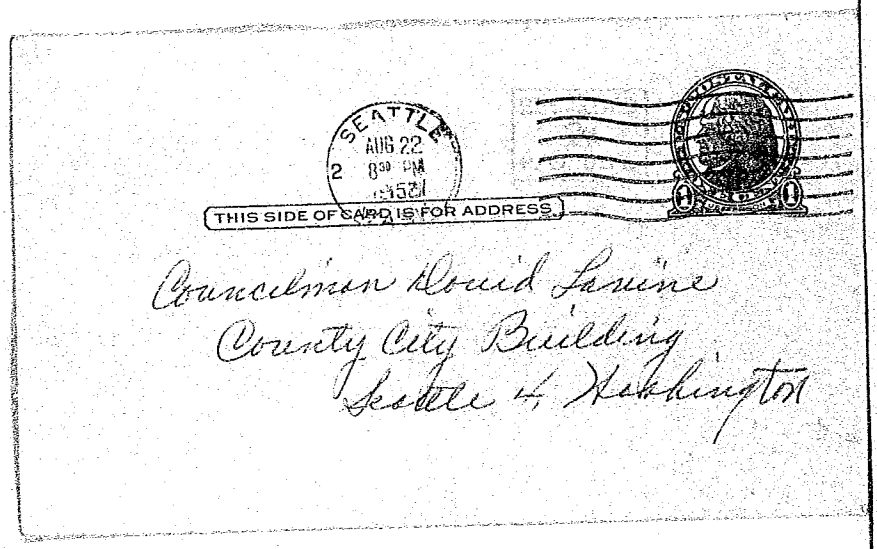
I had had it 23 yr. I found it was so hard to run under control, so I sold it. But I still feal sorry for the poor landlord and I know what a raw deal he gets.

The workers kick about paying a little more rent. But I see by the papers Philip Murray wages have gone up from $25,000 per yr. to $40,000 other officers alike which comes out of the workers pocket. That a raise of 60 per cent all at one time. Wouldn't they raise an awfull stink if land lords asked for half that amount.

Why in stane part of the people land the rest gois free. And they call this free enterprise.

If you realy want to see some thing drive out to the out skirts of Renton on main high way going to Issquaw Vacantys to the right of you Vacantys to the left of you you'll hardly see any occupied. I was amazed when I was out there a week ago.

yours,
Mrs C. S. Hintman
4110-4 S-3-W.



Councilman Donald Hanna
Seattle 4 Washington

Dear Councilman Hanna:

Please do what you can to rid this city of Rent Control. The President can't dictate to labor and Don't believe the statistics the representative from Boeing made. Dictatorship from labor can be too strong. Constitution gives us freedom of enterprize. Controls encourage dictatorships. Luxury and older buildings are flagging occupancy. Look at your ads and compare with 6 years ago.

Mrs J Prosker

Grand Coulee Wash
May 16 - 1952

Dear Members of the Council -

I notice in the papers where Moses Lake has decided against Rent control. This doesn't make sense. They are renting a 1 Rm shack for 25.00 per week. all Motels have permanents who are paying 5 to 10.00 per Nite & cannot find anything else. I have had 6 changes in tenents in the last few months so its must be getting very competitive These tenents that are moving

are Not my tenents that have been here since the 30's and have these apts that were frozen at 32.50 & then complained when the 2nd 15% raise came up. & the O.P.A. decided in their favor. Seattle is credited with 2nd highest cost of living & highest wages. Why should they get rents on depression levels.

Very Truly Yours

Mrs Barnes

Dear council Members

I had a 3 Rm apt which was the owner Managers apartment for years when I hired a New manager I signed up with the Union Their rule is We cannot charge over 35.00 per month for their apt. Before these Managers ~~signed up~~ came my former Managers Were paying me 50.00 per mo un-furnished The Union Managers Wanted a smaller apt so when the apt vacated I Was told it was a decontrol as it Was never frozen I redecorated put tile in the Kitchen & furnished the apt rented it for 70.00 Several years later I received Notice from the Ap A

I was charged for illegal rent.
I then learned when I signed
with the Union I signed a rent
freeze on the apt for 35.00 not
a rent aqueement with the Union
I was told I must pay triple
rent. on what I collected + rent
my apt for only 35.00 per mo
in spite of the receipts I can show
where I had been getting for years.
They will not do anything about it
as it is now I get 35 for 3 Rm
furnished on the first floor when
I am getting 65.00 + climb 3 flights
of stairs for the same thing I
would like to get my building back

Operate it fairly with all
tenents as I am accustomed
of running a business
I also have a 2 Rm furnished
I ask for a ~~$~~ 15% increase the
tenents complaine? & they are will
getting it for 1934 prices & I
cannot raise it.
another got garage rent free with
his apt.
The rent charges are so warped
with OPA interference. I'd like
full control over & get these rents
adjusted so they will be fair
to all of us instead of a lucky
unappreciative few.

Mavis Raines

Seattle Wn
April 18. 1952

Dear Council Members,

Rent Control has been on a long time and should be taken of. I have 14 - 3 room apts with private Baths and a 5 room House. I have owned this property since June 3. 1932. Last year we had seven changes in occupancy. It is expensive to fix up an apt. and a lot of work. Our rentals are from $31.25 to $40.50 We dont get enough Money out of the Investment to make repairs and Improvement without borrowing.

yours very truely

Mrs. S. A. Soderberg. 1802 - 12. Ave

Favor – de-control

Gentlemen:

As a tenant of an O.P.A. controlled building, I am in favor of de-control – Why?? because of the added service needed decorating etc. (badly needed) which would take place in our building if the landlords were given a fair return on their investment. At the present time we occupy a pleasant four room apartment (unfurnished) in a brick building just four blocks north of the Bon Marche for $37.50 a month. There are eighteen other units in the building – none I believe renting much more than ours, & some of them less. In order to operate without being in the red – a couple of apartments

were converted into sleeping rooms. Naturally that lowered the class of the building. We know the owners are desirous of reconverting them back to apartments as soon as economically possible – we as tenants are very eager to see this done. He offers to pay a higher rental along with others in the building but nothing comes of our request.

Incidentally even with such low rentals there have been vacancies (naturally not for long) but throughout the war years there was no turn over indicating an acute shortage – this apparently is not true at this time as tenants have left to move into more luxurious quarters.

If rent was de-controlled it is our sincere belief that our landlord would not ask an unreasonable rental. Certainly $37.50 is not enough for our apartment.

Yours truly
Mr. & Mrs. G.M. Kyle

305 Bell St.

Seattle City Council
County-City Bldg.,
Seattle, Wash.

Re: Opposition to Resolution for Local
Continuance of Rent Control

There are over eight million owners and operators of small independent rental properties in the United States. All of these people represent the highest type of American citizenship. All of them pay real estate taxes. They have sacrificed more for the welfare of their country during the last 11 years than any other class of our citizens. While others have been making fair profits, their returns have been limited, almost to the vanishing point. Their own individual labor has gone into their business of service to their tenants. There are many kinds of business rendering various kinds of service to people. Some provide food, others service through transportation, others through entertainment, and others various other things and requirements. No other service business has been treated so unjustly as those rendering housing service to tenants.

Under the old feudal system of land tenure prevelent in England centuries ago, vast domains were deeded by the King to his overlords, and they, in turn, to their lords of the land, or lord of the manor. People on these tracts of land were called serfs and they went with the land. Because of the practices of those days, the term "landlord" acquired an ugly and sinister meaning which has been handed down from that day to the present and this prejudice has been wrongfully stirred up against those who merely bear the legal name of "landlord".

The landlord of today is usually a man who, by hard work and thrift, has saved a sufficient amount of money to make a down payment on a piece of income property. A bank or mortgage company usually owns the larger equity in the property and he is nothing more than a "glorified janitor", who works hard, for a small return on his investment and on his labor, rendering service to his tenants. He received no medals for his sacrifices in the war and no commendations, except from individual tenants who appreciate the comforts and quiet enjoyment to them of the service he has rendered. He is a man who not only has received a small return but who has sent his own sons to war, and he may be a disabled veteran who has been to war himself. Or the landlord may be a widow who has placed the community returns of a lifetime into one of these small multiple rental units in order to bring up her family or keep off the welfare rolls.

In these days of huge monopolies of almost everything, it is refreshing to find eight million independent businesses operating in the old-fashioned American way. Such small independent operation should be encouraged. They have sought no subsidy from the government, as many other businesses have done. They have borne their losses alone. All they now ask is the right to own and operate their own property, free from bureaucratic controls. Perhaps this very fact of individuality is the weakness that has caused them to fall prey to the organized minorities and to the unfair and unjust confiscation of the control of their properties and of the usual returns awarded those in free enterprise and in competitive business.

It must be considered that such control in normal times is absolutely unconstitutional and that private property cannot be taken for private use at all, nor can it be taken for public use except upon payment of just compensation. World war 2 has been over for

seven years. Most all other controls were relinquished, but rent control has remained with us for 11 long years. The meat trust has tripled the price of meat. The price of coffee was more than doubled over night. Our transit system fares have doubled. The cost to the landlord of maintenance and labor have doubled. All around him, the free enterprise system has prevailed, but he has had to carry on, paying all these prices, under the heel of rent control. (See American Legion magazine for September, 1952, page 20, "Is Our Constitution Doomed?)

The Question at Hand

The simple question to be decided is, - Should the owners and operators of a small percentage of rental units which have borne the burden of rent controls over a period of some 11 years, be compelled to continue under that burden, in spite of the fact that the Congress of the United States has freed them? This simple question can be decided by the consideration of a few indisputable facts.

1. All new housing built after 1947, all apartment hotels, such as the Exeter, Camlin and Cornelius, all motels, all conversions and all luxury apartments are not under rent control. They represent more than one-half of all the rental properties in Seattle. Therefore, a majority of income properties have already been decontrolled and it is an unfair discrimination against a few remaining properties, to impose controls upon them. There are no controls on hotels or hotel rentals. There never has been any control on office or commercial buildings. The only ones controlled are the small operators, the little fellows, the widows and those who have a small investment in income units, usually averaging less than 9 units each.

2. The policy of our Federal Congress has been stated several times in rent control laws, over a period of years. As stated in Chapter 169, Public Law 129, being the Housing Act of 1947, Title 2, Section 201,

> "(a) - The Congress reaffirms the declaration in the Price Control Extension Act of 1946, that unnecessary or unduly prolonged controls over rents would be inconsistent with the return to a peacetime economy and would tend to prevent the attainment of goals therein declared.
> (b) - The Congress, therefore, declares that it is its purpose to terminate at the earliest practicable date all federal restrictions on rents of housing accommodations."

In accordance with the above policy, the Congress has declared that rent controls come to an end on September 30, 1952. Seattle is not a critical defense housing area. If it is, it can only be so declared by the federal government. This entire law has been a federal matter, not a state law nor a local law. There is no good reason for the City Council to keep rent controls on the City of Seattle alone, and there is every good reason why the federal law should be allowed to take its own course. There are no rent controls in Tacoma, Spokane, Portland or Los Angeles and as a result there is no shortage of units for rental. To impose rent control here, would be to handicap these businesses of this city and cause them undue hardship in the face of high prices for everything to all the rest of the nation. Local taxes have been raised tremendously in the last year. According to the report of the King County Rent Advisory Board there is a percentage of vacancy in this city, which

of course means that there is no shortage, regardless of whether that percentage of vacancy is large or small. The City of Seattle has not imposed any price controls at all and it is no time to begin during this period of high wages and employment.

3. A great hue and cry is set up by the leaders of a few organizations, seeking a policy that they themselves are not following. Many war workers for example, have come here during a period of high employment. Both the husband and wife are employed at high wages. They do not occupy the choice rental controlled property. They live in 6[illegible] type housing at quite high prices. Those who have held rent controlled housing, have been in these apartments for many years. They do not intend to give them up until rent controls end. Hundreds of these properties, ranging from 4 to 6 rooms, are occupied by one person alone because of rent controls. The Disabled American veterans, (of which I am a life member), have received several cost of living increases in their compensation, which has doubled since the war. Most of them are working at good wages, some of them on civil service jobs under preference ratings. Some of them are in business for themselves. They profess to believe in the American free enterprise system, and they do not wish to receive any benefit at the expense of any other individual.

4. There is no reason for lining up one class of citizen against another. There is no reason for saying to the landlord and tenant, "Lets you and him fight". Many tenants are themselves landlords. Most of them run businesses. They expect the landlord to receive a fair return on his investment and on his labor. Often the tenant is far better off than the landlord. But there is one thing upon which both the landlord and tenant agree. The landlord does not want the tenant to have to lower his standard of living below that to which Americans are entitled. We live in a great prosperous country where over sixty million of our people are employed and entitled to the good things of life. It is unfair to the tenant as that he should be required to enter his apartment through dingy unlighted halls, where the rugs have been worn through, or patched over, to an apartment that has not been renovated for years, and cook on a stove that is over 20 years old. The tenants are entitled to all the good modern facilities. Under rent control they must renovate their own apartments or live in conditions that are distasteful. They would violate the law if they pay the landlord more money to provide them with better facilities and the landlord violates the law if he receives payment for any other facilities, without the consent of the O.P.A., which if allowed, is generally inadequate for the purpose. In other words, where housing is limited to some extent, as it is, tenants should be allowed to make arrangements for the things to which they are entitled, to raise their standard of living.

5. The owners and operators of rental properties are also entitled to a fair return on their investment and a fair return for their labor. They are entitled to keep their properties up in a good condition of repair and to prevent depreciation and also to provide for emergency expenditures, such as for a new furnace, a new roof, new carpeting, new stoves in the kitchens, new davenport sets, etc.

6. But most of all, the owners of rental properties should be restored to the American right of ownership of their own property,

free from bureaucratic control. The rental prices and the rent control feature of the law is only one item. The U.S.News and World Report of August 15th, 1952, page 7, published by David Lawrence, states:

> "Apartment rents are as likely to decline as to rise. Concessions often can be had now".

What the landlord desires is the right to manage and operate his property in a business-like way, according to his own methods and based on his own experiences and for the benefit of both himself and his tenants, even though it should result in less returns. It would be wrong and unjust to impose rent controls on a small percentage of our citizens especially when a majority in the rental business are free from control.

Respectfully submitted,

RUSSELL H. PLUCNT

Insurance SERVICE

Russell Jones

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- AUTO
- CASUALTY
- FIDELITY & SURETY

220 ~~207~~ BROADWAY NO. SEATTLE 2
CAPITOL 8100

- REAL ESTATE
- PROPERTY MANAGEMENT
- CONTRACT COLLECTIONS
- APPRAISALS

August 22, 1952

Mr. Clarence F. Massart
City Councilman
County City Building
Seattle, Washington

Dear Sir:

As you know for the past ten years I have been very close to the entire housing picture, including the control of properites by those other than the rightful owners. For some time I have been firmly convinced that the Government, through it's congress, should take steps to return the rental properties to the people who own them. Under prolonged controls all the people have suffered because of one ridiculous decision after another on the part of Federal Government Officials in charge of this political war-time baby.

For the past twelve to eighteen months our office has had available, rental housing at fair prices, at all times. Manytimes we have had twelve to fifteen units available from the very inexpensive apartments and up. As a Real Estate Broker, I have had an opportunity to watch at first hand, the change during this period among the renters, and I find that renters today are shoppers and are actually shopping for better rentals in so far as a rental market is concerned. This, of course, is as it should be and we all know that America can do a better job without the strangulation of needless Government controls.

If you find time and would care to, I would be only to glad to discuss any phases of this problem with you. I again urge you to do all in your power to defeat any attempt to breath life in to this dying political war-time baby. We can all do our part today in helping to stop this drift towards socialism.

Yours truly,

Russell Jones

RUSSELL JONES

GENERAL INSURANCE

RJ/fl

YOUR PROTECTION IS OUR PROFESSION

JOHN PECK REALTY CO.
AGENT
5906 PHINNEY AVENUE
PHONE: DE 1775
SEATTLE 3, WASHINGTON Aug. 22, 1952.

Mr. Clarence Massart, Councilman,
County-City Bld'g.,
Seattle, Wash.

Dear Friend Clarence :

I am opposed to Rent Control.
Some of the reasons are :
An owner can't control his property as long as tenant pays the rent.
The Government workers in the Rent Control Office are a bunch of drones.
We are paying taxes to support them.
They are taking away our daily bread.
Most of the tenants could buy a home if they so chose.
There are over 7% vacancies in Seattle at the present time.
If rents are decontrolled, supply will take care of demand.
Let us get Real Estate out of Government Control.
Look what it is doing in France and England.
I don't like so much red tape in business, neither do you.
We also must guard off Public Housing.
A home owner is a good taxpayer, but a tenant isn't.
Let us be Americans and do things in the American way!
Thanking you for being our honest representative,
I remain,

Your friend,

John Peck

August 22, 1952

Mr. C. F. Massart, Councilman
City of Seattle
Seattle 4, Washington

Dear Mr. Massart:

I am writing to urge that Rent Control be allowed to expire on September 30th.

The continuance of control has without doubt, in my opinion, been to a great extent responsible for the tightness of the home rental market. It has forced the sale of houses that would otherwise have been rented, not only because of the fact that rents have been held down, but also because of the extreme difficulty, under control, to negotiate a rent or even to find out what the "legal" maximum rent would be.

Experience in cities which have been decontrolled has proved the desirability of getting rid of rent control. In some instances, such as Tacoma, the result has been a very competitive rental market. Rents there are very "soft" and there are numerous vacancies available at practically all rental rates.

It is also my firm conviction that there will be no material increase in rents here if rents are decontrolled.

I hope you will support the program to allow rent control to end on September 30th.

Sincerely yours,

Kenneth J. Morford
1226 - 39th North

813 West 59th Street
Seattle 7, Washington
August 23rd, 1952

Mrs. F.F. Powell
Seattle City Council
Seattle
Washington

Dear Mrs. Powell:

It is my opinion that if rents are decontrolled in the City of Seattle, the entire State Republican ticket will go down to defeat in November.

Sincerely,

Carl Viking Holman

Carl Viking Holman

Republican candidate for
United States Senator

Rosling Real Estate
812 Vance Building
Seattle 1, Washington
August 23, 1952

City Council of Seattle
County City Building
Seattle, Washington

Re: Rent Control

Gentlemen:

On Wednesday, August 20th, 1952, KING TV Special Events Program presented a debate on Elimination of Rent Control. During this debate Mr. Gibson quoted a "Salesman Wanted Ad" of mine where he completely misconstrued the intent of that ad. I said I believe that there would be an increased activity in the apartmenthouse market with the elimintaion of rent control. I still believe so, but that activity will not be due to increased rents, but due to relief from governmental red tape and regulations.

I repeat, I do not believe that there will be an overall increase in rents. There will be adjustments made, thats true. But there will be decreases as well as increases due basically to the inequities of the rent control law itself.

As a sales broker of small apartmenthouses, I find that over 20% of my listings are now charging under maximum allowable rents. That vacancies not only exist but are becoming an increasingly alarming problem. Rents can not increase, the law of supply and demand will not let them.

Trusting that this will help clarify my position, I remain

Sincerely yours,

Rusty Rosling

Rusty Rosling
Rosling Real Estate

Copy to:
Apartment Operators Assn.
c/o Donald Haas
Olympic National Building
Seattle, Washington

May 27, 1952
Seattle, Wash.

Apartment Operators Assn.
Olympic-National Bldg.
Seattle 4, Washington

Att: Mr. Donald Haas
President

Gentlemen:

Enclosed is a clipping taken from the Sunday P.I., dated May 23rd.

I presume ~~of~~ that it has been called to your attention. If not, please read and pass on to the City Council. I believe he is voicing the opinion of many Seattle citizens.

Very truly yours,
Peter O. Mandt
Ruth L. Mandt

Plea For End Of Rent Control

To The Post-Intelligencer:

For 10 years people who own rental property have had very little to say concerning the operation of their property. The federal government has dictated the terms under which these people must operate.

A rental property owner cannot set the rental price on any unit in his building. He cannot evict an undesirable tenant. He cannot redecorate a unit unless the tenant agrees.

Owners and renters alike state that the inequalities in rental rates, as set up and controlled by the federal government, are unexplainable and unjustifiable.

We, the taxpayers, must pay for a policing program which involves millions of dollars in the Puget Sound area alone.

Obviously it is impossible to discuss all of the undemocratic aspects of this insidious program which was thrust upon property owners under the guise of a wartime need.

Is it not time that the management of property be placed back into the hands of the owners? Is it necessary for owners to subsidize rent for the tenant? The property owner pays part of the rent for the tenant in this subsidy; the rest of us pay for the rent control program that surely has outlived a dubious existence.

Men coming back from Korea find people with good jobs entrenched in low rent controlled housing. They are forced to rent undesirable or high-priced units. The price of homes has become at least partly inflated because of a false shortage created by federal rent control. Rents are so low in many apartments that a single working girl can afford to pay the rent for a two or even three-bedroom apartment where previously two or more girls had to double up to pay an equitable rent.

The ramifications of this insidious program are many.

Our City Council has the power to restore a segment of democracy to our way of life by voting to eliminate rent control. Nearly a year ago the Council voted to keep this autocratic, socialistic control in effect.

If we desire to live in a free democratic world, it is our responsibility to elect people who will carry out our wishes. We cannot allow our nation to succumb to the selfish interests of a few who would rule us; the few who would lead us into socialism or statism must be rejected by those of us who approve and believe in the democratic way of life that was so nobly expounded by the writers of our Constitution nearly two centuries ago.

We want to teach democracy and instill in the hearts of our youth the dangers involved in the types of government that usurp the rights of the individual.

HOWARD M. BUCK,
617-3d Ave. W.
Seattle Public School Teacher

From the Post Intelligencer —
May 25, 1952

July 2nd 52.

Apartment Operators Ass.
1159 Olympic Nat. Bldg.
Dear Mr. Haas:

Since I will not be able to attend the meeting on the 10th, I am sending this statement which you may read at the meeting.

Have been lucky to keep my Aptmts full, but had to cut the Rent on the 3 single rooms, enlarge one Aptmt. and replace the bed and Refrigerator, put a new Rug, dresser + mirror in another one, replace the hall Rug, buy a new washer all of which runs into quiet a sum of money.

We certainly feel that Rent Control should be abolished especially since Federal Control is out.

We simply cannot afford to improve the place if we have keep renting at the present prices, in fact it is a poor living.

Sincerely Yours
Mrs E. J. Wolf.

1414 West Ray Street
Seattle 99, Washington
August 22, 1952

Seattle City Council
County-City Building
Seattle, Washington

Dear Sirs:

I am interested in rent control. I have studied it and met and talked with many people about it. They all agree, both tenant and landlord, that in its present setup rent control is very unfair.

About a year ago my daughter and her family came here from California to settle. They are paying $95.00 for a 5-room house on the north side of Queen Anne Hill. The owner refused to do any work on it and they had to fix it up themselves.

I have another place in mind. It is a 10-apartment, frame building on a very busy highway, poorly located. They get $60.00 for a two-room apartment.

Now, I know of another building--a modern, brick building, located in the University district. They rent for $40.00 to $56.00 for two and four-room apartments.

Does rent control mean anything if half the city is under rent control and half getting all they can out of the people--some paying extremely low rents and the others paying extremely high rents? Now, I want to suggest a fair and better way.

I believe we have a good city council. Why can't they appoint a group of men to represent both landlord and tenant and have all unfair cases come to them for adjustment? I am sure it would be a big improvement over the way it is at present.

I hope this meets your approval and something will be done about it.

Respectfully yours,

A. H. Silver

A. H. Silver

AHS:lw

Members of the City Council.

The rental picture has changed. Today there are many changes in occupants. We, the Culver, who "never have a vacancy" in the past had had six in less than one year. — Several have bought homes —

Gone is the long list of prospective tenants to be culled for the best suited to one's building. Now one relies on friends, agencies and ads in the papers to fill vacancies.

These are not the only changes. Today prospects are choppers. Even if they must have housing they look at several places before making a decision. Most of them, though, are tired of living in present place and simply want a change.

We have an eleven unit brick building on Queen Anne. It is well kept. All are 3½ room units, each are on a corner. (Hardwood and tile.)

The furnished apartments rent for $52.50 The unfurnished for $41.50 - $44.50 & $47.50 Lets rid ourselves of something not needed. Rent Control.

Mrs. Clarence C. Culver

Yes, and I find we are to have another vacancy. Our school teacher and Boeing he band are ~~keeping~~ a place so that they can adopt two children.

That will give us seven vacancies in less than a year.

Let's let the old Supply and Demand control things again.

Yours Truly

Josephine Culver

Mrs. [illegible] C. Culver

716 Third Avenue, West,

Seattle 99, Washington.

April 8th 1952.

Aug 22/952

Council Chambers
City County Bldg.
Seattle. Wash.

To whom it may Concern.

I trust this will appeal to your good judgment.
I do wish we could have decontrol in Seattle
as stated September 30/952.
We really have suffered greatly under the past
years of Federal Rent Control in our City.
I am satisfied with my rents in my
building, impact — could have the 20% raise,
which I have not applied for.
I do feel we should have the privilege
and freedom of running our buildings
in a business like manner, free from
dictation, and fear of doing something
wrong, to be reported, and called on the
carpet, or fined.
Stop trying and please our tenants.

Sincerely —
Mrs Isabel M. Sherriff

Owner of Montanita Apts
1012 Queen Anne Ave
Seattle 9

CITY REAL ESTATE
INSURANCE
RENTALS
APPRAISALS

JOHN J. ELLIOTT CO.

REALTORS
3615 EAST 45TH STREET
"ON THE WAY TO LAURELHURST"
SEATTLE, 5, WASH.

MEMBER
NATIONAL ASSOCIATION OF REAL ESTATE BOARDS
SEATTLE REAL ESTATE BOARD

PHONE KENWOOD 1944

August 22, 1952

Honorable City Council
County City Building
Seattle Washington

Gentlemen:

Re: Hearing to be held
on Rent Control

For your information about three weeks ago we advertised for a house to rent for a family here from San Francisco. We had eleven answers and had no difficulty in getting a place for them.

Very truly yours,

John J. Elliott

John J. Elliott

gp/JJE

I AM IN FAVOR OF DE-CONTROL FOR SEATTLE

Ed M. Nelson - Tenant
Wm. Henry Lamey 3315 16th So
Mrs. A. M. Patterson

May 17, 1952

City Council Members

Gentlemen:

It has come to our attention that you are currently investigating rent controls in this area. Since we are average "renters" you might be interested in our personal views on the subject.

Rent controls were primarily devised to protect the public from ridiculous high rents during the last war when Housing was a problem in defense

areas. Since housing in the lower rental groups is becoming more & more plentiful here in Seattle we feel that the right to determine prices should revert to the landlords. After the principle of supply + demand has had the opportunity to work, prices will level off. This, Sir sure, will lower some rents & raise others in cases where are present

controls are either unfair or inadequate.

We do feel however, that controls should be continued in locations where housing is still critical, such as near Army & Navy bases. But here in Seattle things are much better and the need for rent controls is past.

Sincerely,

Mr. and Mrs J. F. McEvay

1151 - 19th No.

Original

Seattle City Co
County-City Bldg.
Seattle, Wash.

Re Opposition to Re tion for Local
Continuance of R Control

There are ove ight million owners and operators of small independent rental properties in the United States. All of these people represent the highest type of American citizenship. All of them pay real estate taxes. They have sacrificed more for the welfare of their country during the last 11 years than any other class of our citizens. While others have been making fair profits, their returns have been limited, almost to the vanishing point. Their own individual labor has gone into their business of service to their tenants. There are many kinds of business rendering various kinds of service to people. Some provide food, others service through transportation, others through entertainment, and others various other things and requirements. No other service business has been treated so unjustly as those rendering housing service to tenants.

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of course means that there is no shortage, regardless of whether that percentage of vacancy is large or small. The City of Seattle has not imposed any price controls at all and it is no time to begin during this period of high wages and employment.

3. A great hue and cry is set up by the leaders of a few organizations, seeking a policy that they themselves are not following. Many war workers for example, have come here during a period of high employment. Both the husband and wife are employed at high wages. They do not occupy the choice rental controlled property. They live in 608 type housing, at quite high prices. Those who have held rent controlled housing, have been in these apartments for many years. They do not intend to give them up until rent controls end. Hundreds of these properties, ranging from 4 to 6 rooms, are occupied by one person alone because of rent controls. The Disabled American veterans, (of which I am a life member), have received several cost of living increases in their compensation, which has doubled since the war. Most of them are working at good wages, some of them on civil service jobs under preference ratings. Some of them are in business for themselves. They profess to believe in the American free enterprise system, and they do not wish to receive any benefit at the expense of any other individual.

4. There is no reason for lining up one class of citizen against another. There is no reason for saying to the landlord and tenant, "Lets you and him fight". Many tenants are themselves landlords. Most of them run businesses. They expect the landlord to receive a fair return on his investment and on his labor. Often the tenant is far better off than the landlord. But there is one thing upon which both the landlord and tenant agree. The landlord does not want the tenant to have to lower his standard of living below that to which Americans are entitled. We live in a great prosperous country where over sixty million of our people are employed and entitled to the goodtthings of life. It is unfair to the tenant that he should be required to enter his apartment through dingy unlighted halls, where the rugs have been worn through, or patched over, to an apartment that has not been renovated for years, and cook on a stove that is over 20 years old. The tenants are entitled to all the good modern facilities. Under rent control they must renovate their own apartments or live in conditions that are distasteful. They would violate the law if they pay the landlord more money to provide them with better facilities and the landlord violates the law if he receives payment for any other facilities, without the consent of the O.P.A., which if allowed, is generally inadequate for the purpose. In other words, where housing is limited to some extent, as it is, tenants should be allowed to make arrangements for the things to which they are entitled, to raise their standard of living.

5. The owners and operators of rental properties are also entitled to a fair return on their investment and a fair return for their labor. They are entitled to keep their properties up in a good condition of repair and to prevent depreciation and also to provide for emergency expenditures, such as for a new furnace, a new roof, new carpeting, new stoves in the kitchens, new davenport sets, etc.

6. But most of all, the owners of rental properties should be restored to the American right of ownership of their own property,

free from bureaucratic control. The rental prices and the rent control feature of the law is only one item. The U.S.News and World Report of August 15th, 1952, page 7, published by David Lawrence, states:

> "Apartment rents are as likely to decline as to rise. Concessions often can be had now".

What the landlord desires is the right to manage and operate his property in a business-like way, according to his own methods and based on his own experiences and for the benefit of both himself and his tenants, even though it should result in less returns. It would be wrong and unjust to impose rent controls on a small percentage of our citizens especially when a majority in the rental business are free from control.

Respectfully submitted,

Russell H. Fluent

Paul G. Hoffman, *industrialist, South Bend, Ind.:* "May I suggest that we not sell short our way of life. Enslavement weakens people—freedom gives them strength. And in the long run, it is the strength or weakness of people that dictates the course of history."

 Please read carefully. before you consider Rent control.

April 11, 1952

City Council
City of Seattle

Dear Council Members:

Through my experience in apartment operation under rent control, I finally believe that the control is no longer necessary. The so-called war time shortage of housing has long been over. Every year hundreds of thousands of new homes and other types of living quarters have been constructed and are still being built in spite of the present seemingly difficult semi-war period. At present, the housing situation has improved to a point where apartments such as ours have frequent vacancies, not one but two and three units at one time, resulting in newspaper advertising to fill such vacancies. To cite one instance of difficulty encountered in filling vacancies, we have had to wait as long as 5 weeks for a suitable tenant. Our units range in rent from $30 to $55.

From my experience, I feel that operating apartments under rent control has been wasteful. Each and all cases of rent adjustments, including such simple cases as installing an electric refrigerator for a unit which has never been equipped with one, require time and effort in submitting forms, waiting and at times appealing to the higher government office. A slight clerical and technical error in completing forms results in necessary resubmittal of the forms, thus resulting in further delay.

It is not difficult to perceive that the situation such as ours under rent control has developed in the minds of many tenants an idea that they have just as much say in the units they rent as the landlord. Whereas the writer does not even infer that the tenants should be extra thankful or humble to the landlord, it is the writer's opinion that they should be at least cooperative but in many cases the rent control has greatly contributed to developing an unhealthy attitude on the part of certain tenants. Certainly, this was not intended by our lawmakers. Along this line, it may be stated that rent control has inculcated, though not intentionally perhaps, in the minds of tenants a concept that they are assured of places to stay by the big brother and that they need not exercise as much care in handling furniture furnished them as they should under normal circumstances, thus resulting in unnecessary material waste. Just recently, the writer sustained a loss of approximately $125 because of irresponsible handling of furniture by one of his tenants.

All this is bad and is definitely contrary to our system of capitalism with freedom of enterprise and competition, which, after all, made America of today and lack of which kept certain foreign powers behind and in poverty. There is no substitute for free and healthy competition.

Inasmuch as many cities comparable to Seattle insofar as housing is concerned have decontrolled rent and are getting along satisfactorily, I firmly believe that rent control should be removed in this city.

Very truly yours,

T. Matsui

From
EDGAR HOOVER,
AUG 23 1952

TO The President and Members of Seattle City Council.

SUBJECT:-OPPOSING CONTINUANCE OF FEDERAL RENT CONTROLS.

I request that your honorable body withhold action looking to the continuation of Federal rent controls beyond September 30, 1952. As briefly as a few of many reasons may be summed up, I submit:

PERSONAL EXPERIENCE: During a necessary absence of one year beginning June, 1946, my residence was rented, without objection, to the registration by O.P.A. local office. Nearly four months later O.P.A. notice of a reduction of the house rent to 50% of the rental agreement was received in the East.. In a protest, rental of house next door to me, and a duplicate structure, was cited to show that its rental was approximately 50% higher than assigned to me. That house was at March, 1941, freeze date. Mine had never been previously rented and represented a larger investment in ownership.

My protest was curtly rejected and appeal was made to the Regional Board in San Francisco, with the same result. The Regional Board made reply including information in conflict with further statements from Seattle office. I made appeal to Washington, D.C. office, with request for investigation and equality of treatment. Reply came four months later, after return to Seattle stating that the file had been reviewed "informally", which informality "did not permit of investigation and submission of any additional facts". But the Housing Expeditor, the present Tighe Woods, said the action was approved. This "brush off" was sent through the office of a member of The Congress. (Incidentally, an Associated Press report of August 10, 1949, told how Mr. Woods' explanation to a Senate investigating Committee why he had hurried efforts on behalf of owners of Tanforan race track to facilitate construction work that had been banned in 1947.)

It had been our intention to continue rental of the home because too large for two elderly persons, but the gross rental permitted by the Rental Czars, was less than any satisfactory apartment would require, so we reoccupied the house. To keep the record straight I again took up the matter with the Seattle rental office and obtained parity with the house next door. Before doing so, however, I had investigated the supposed "comparable" accommodations used by the Seattle office. It was found that four pieces of property used had been greatly run down in 1941; had been bought and occupied long before by the owners and brought to condition suitable for occupancy. There had been absolutely no basis for use of the houses, as of 3/1/1941, as "comparables" in 1946.

This is an inadequate summary of my personal experience. If you have further interest, I will call in person with the huge file for review., upon your request.

SURVEYS:-I understand surveys will be submitted concerning available rental units in relation to supply. Doubtless these will be reasonably accurate concerning apartment houses. It is doubtful how complete they could be made as to separate houses without a wide survey of individual units. Per centages to be accurate cannot be ascertained by "sampling" nor without specific inquiry whether home owners would be willing to rent their buildings. Many have learned of O.P.A methods and have dismissed the thought of renting while controls exist, because of arbitrary treatment and inadequate return on investment.

#3 City Council.

UNJUSTIFIED DISCRIMINATION:

Your vote to continue rent controls would be a vote to continue the separation of real estate rentals from every other form on investment for the purpose of rank discrimination. Far less controls in some segments have been intermittent, while rentals have been in the tight grip of a bureaucracy for eleven years. In a few words this is what has been done, as shown by U.S. Government statistical reports:

The National Income increased from $103.8 Billion in 1941 to $239 billion in 1950 (greatly increasing since 1950), about 132%.

Factory payrolls index (with 100 for 1939) were 169.9 in points in 1941 and jumped to 371.8 points in 1950, according to Federal Reserve Bank--200 points about two years ago.

Building materials, wholesale, jumped from index prices from 103 to 223 points in the same period. Important to property owners.

Labor Department index shows average consumers' price index to have have advanced from 105 in 1941 to 171.9 in 1950 and in September, 1951, to 186 points.

During these inflationary processes the index shows that Rents only advanced in 1950 over 1941 by 25 points. Please note, however, the index shows only four points advance at the end of 1946. In 1947 and since there have been liberalizations, but they excluded property not rented earlier, and certain building changes, which left those of us owning homes and rented them earlier than 1947, out in the cold. But they account for much of the whole small increases, totalling 25 points, compared with other huge advances in everything the owner has to buy. Truly the home owner is the forgotten man.

#4 City Council

FOR WHOSE BENEFIT AND AT WHAT COST.

The sum and substance of the actual operations of rent controls has been a heavy levy upon property owners, and the beneficiaries have in large part persons who have been working at high wages and salaries . Investment return to owners and ability to pay on the part of renters has never been considered. Seattle has been noted for its home owing. Many owners are now retired and had counted on reasonable rental of homes later in life as part of their income. What of their situation?

Another aspect is that rent control has cost many million dollars. The amount is suggested by the fact that in February, 1950, $26,000,000 was asked. When cut to $17,500,000 it was declared by the office to be inadequate for the year. This has gone on 11 years.

No one seems to have made a guess how much income tax that would have been paid by property owners on fair rentals has been lost by reason of rent controls. Property owners have been taxed, truly, but the coblectors have been tenants.

Both national parties in Congress have been promising for four or more years to end the rent controls, but have again and again put it off a few months at a time. Why not assume they mean it and end the ordeal?

From Edgar Royer.
5224 15th Avenue, Northeast.
Seattle 5, Wash.

Edgar Royer

3232 - 40th S. W.
Seattle 6, Washington
August 23, 1952

Honorable Councilman Clarence Massart
Seattle City Council
County City Building
Seattle 4, Washington

Dear Sir:

YOU HAVE THE OPPORTUNITY TO VOTE FOR LIBERTY AND FREE ENTERPRISE. Our forefathers gave up their lives fighting for liberty and freedom. Opportunity, liberty and free enterprise are the fundamentals that inspired American citizens to develop America into the greatest nation in the world.

IF THE RUSSIAN COMMUNISTS CAN FORCE AMERICA to maintain the present system of government controls, they have won a tremendous victory. They will have saddled us with a system of socialism which over the period of years would be certain death to the original American way of life. Therefore we should do all possible to eliminate unecessary controls.

THE RENT INCREASES INFERRED by Mr. Paul Coughlin on T.V. were very misleading and did not indicate all of the facts. The publicised rent increases of 15% in 1950 and the 10% in 1951 were allowable providing the totals of all rent increases granted DID NOT EXCEED 25% increase over the 1941 rent ceilings. The 1950 and 1951 publicised increases allowed me a total of $.56 per month on a $51.00 per month apartment.

THE AVERAGE SALARY OF ALL GRADES OF SHOP EMPLOYEES AT BOEING in the Seattle area is at least 199% of the 1941 salaries and this does not include the raise in July 1952 or fringe benefits such as additional paid vacation, paid sick leave, paid insurance premiums etc. It is my opinion that if an accurate survey was made it would indicate that a large majority of the Boeing employees are home owners, and are therefore not directly affected by rent control.

I REGRET TO THINK THAT MY CHILDREN ARE GOING TO BE SHACKLED with taxes tomorrow because of generous spending today by representatives of the American people duly elected to manage our democratic government. $30,000,000 a year which is being spent to operate rent control in the United States is a good place to start reducing your and my taxes.

WITH THE LARGE NUMBER OF VACANCIES IN SEATTLE today rent control is no longer needed. The present rent control is only on the housing below $80 a month or built before June 1947, which is unfair and discriminatory. Controls were lifted from Apt. Hotels, Hotels, and Auto Courts years ago. The Seattle Housing Authority Apparently believed that there was no housing shortage because they have authorized the elimination of large numbers of war housing units.

I AM TRUSTING THAT YOU will make your decision based on your knowledge of all the true facts of the case and allow rent controls in Seattle to discontinue Sept. 30, 1952

Sincerely yours,

Herbert M. Reichert

Herbert M. Reichert

Past Chairman of Seattle Professional
Engineering Employees Association
Member of the Seattle Municipal League
Member of the Boeing Supervisors Club
Member of the Seattle Apt. House Operators

August 22, 1952

Mr. David Levine, Councilman
City of Seattle
Seattle 4, Washington

Dear Mr. Levine:

I am writing to urge that Rent Control be allowed to expire on September 30th.

The continuance of control has without doubt, in my opinion, been to a great extent responsible for the tightness of the home rental market. It has forced the sale of houses that would otherwise have been rented, not only because of the fact that rents have been held down, but also because of the extreme difficulty, under control, to negotiate a rent or even to find out what the "legal" maximum rent would be.

Experience in cities which have been decontrolled has proved the desirability of getting rid of rent control. In some instances, such as Tacoma, the result has been a very competitive rental market. Rents there are very "soft" and there are numerous vacancies available at practically all rental rates.

It is also my firm conviction that there will be no material increase in rents here if rents are decontrolled.

I hope you will support the program to allow rent control to end on September 30th.

Sincerely yours,

Kenneth J. Morford

Kenneth J. Morford
1226 - 39th North

Insurance SERVICE

Russell Jones

- FIRE
- AUTO
- CASUALTY
- FIDELITY & SURETY

204 BROADWAY NO. SEATTLE 2
CAPITOL 8100

- REAL ESTATE
- PROPERTY MANAGEMENT
- CONTRACT COLLECTIONS
- APPRAISALS

August 22, 1952

Mr. David Levine
City Councilman
County City Building
Seattle, Washington

Dear Sir:

As you know for the past ten years I have been very close to the entire housing picture, including the control of properties by those other than the rightful owners. For some time I have been firmly convinced that the Government, through it's congress, should take steps to return the rental properties to the people who own them. Under prolonged controls all the people have suffered because of one ridiculous decision after another on the part of Federal Government Officials in charge of this political war-time baby.

For the past twelve to eighteen months our office has had available, rental housing at fair prices, at all times. Manytimes we have had twelve to fifteen units available from the very inexpensive apartments and up. As a Real Estate Broker, I have had an opportunity to watch at first hand, the change during this period among the renters, and I find that renters today are shoppers and are actually shopping for better rentals in so far as a rental market is concerned. This, of course, is as it should be and we all know that America can do a better job without the stranguiation of needless Government controls.

If you find time and would care to, I would be only to glad to discuss any phases of this problem with you. I again urge you to do all in your power to defeat any attempt to breath life in to this dying political war-time baby. We can all do our part today in helping to stop this drift towards socialism.

Yours truly,

Russell Jones

RUSSELL JONES

RJ/lf

YOUR PROTECTION IS OUR PROFESSION

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Seattle 6, Washington
August 23, 1952

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County City Building
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Past Chairman of Seattle Professional Engineering Employees Association
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Member of the Seattle Apt. House Operators

Seattle City Council
County-City Bldg.,
Seattle, Wash.

Re: Opposition to Resolution for Local Continuance of Rent Control

There are over eight million owners and operators of small independent rental properties in the United States. All of these people represent the highest type of American citizenship. All of them pay real estate taxes. They have sacrificed more for the welfare of their country during the last 11 years than any other class of our citizens. While others have been making fair profits, their returns have been limited, almost to the vanishing point. Their own individual labor has gone into their business of service to their tenants. There are many kinds of business rendering various kinds of service to people. Some provide food, others service through transportation, others through entertainment, and others various other things and requirements. No other service business has been treated so unjustly as those rendering housing service to tenants.

Under the old feudal system of land tenure prevelant in England centuries ago, vast domains were deeded by the King to his overlords, and they, in turn, to their lords of the land, or lord of the manor. People on these tracts of land were called serfs and they went with the land. Because of the practices of those days, the term "landlord" acquired an ugly and sinister meaning which has been handed down from that day to the present and this prejudice has been wrongfully stirred up against those who merely bear the legal name of "landlord".

The landlord of today is usually a man who, by hard work and thrift, has saved a sufficient amount of money to make a down payment on a piece of income property. A bank or mortgage company usually owns the larger equity in the property and he is nothing more than a "glorified janitor", who works hard, for a small return on his investment and on his labor, rendering service to his tenants. He received no medals for his sacrifices in the war and no commendations, except from individual tenants who appreciate the comforts and quiet enjoyment to them of the service he has rendered. He is a man who not only has received a small return but who has sent his own sons to war, and he may be a disabled veteran who has been to war himself. Or the landlord may be a widow who has placed the community returns of a lifetime into one of these small multiple rental units in order to bring up her family or keep off the welfare rolls.

In these days of huge monopolies of almost everything, it is refreshing to find eight million independent businesses operating in the old-fashioned American way. Such small independent operation should be encouraged. They have sought no subsidy from the government, as many other businesses have done. They have borne their losses alone. All they now ask is the right to own and operate their own property, free from bureaucratic controls. Perhaps this very fact of individuality is the weakness that has caused them to fall prey to the organized minorities and to the unfair and unjust confiscation of the control of their properties and of the usual returns awarded those in free enterprise and in competitive business.

It must be considered that such control in normal times is absolutely unconstitutional and that private property cannot be taken for private use at all, nor can it be taken for public use except upon payment of just compensation World war 2 has been over for

seven years. Most all other controls were relinquished, but rent control has remained with us for 11 long years. The meat trust has tripled the cost of meat. The price of coffee was more than doubled over night. Our transit system fares have doubled. The cost to the landlord of maintenance and labor have doubled. All around him, the free enterprise system has prevailed, but he has had to carry on, paying all these prices, under the heel of rent control. (See American Legion magazine for September, 1952, page 20, "Is Our Constitution Doomed?)

The Question at Hand

The simple question to be decided is, - Should the owners and operators of a small percentage of rental units which have borne the burden of rent controls over a period of some 11 years, be compelled to continue under that burden, in spite of the fact that the Congress of the United States has freed them? This simple question can be decided by the consideration of a few indisputable facts.

1. All new housing built after 1947, all apartment hotels, such as the Exeter, Camlin and Cornelius, all motels, all conversions and all luxury apartments are not under rent control. They represent more than one-half of all the rental properties in Seattle. Therefore, a majority of income properties have already been decontrolled and it is an unfair discrimination against a few remaining properties, to impose controls upon them. There are no controls on hotels or hotel rentals. There never has been any control on office or commercial buildings. The only ones controlled are the small operators, the little fellows, the widows and those who have a small investment in income units, usually averaging less than 9 units each.

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In accordance with the above policy, the Congress has declared that rent controls come to an end on September 30, 1952. Seattle is not a critical defense housing area. If it is, it can only be so declared by the federal government. This entire law has been a federal matter, not a state law nor a local law. There is no good reason for the City Council to keep rent controls on the City of Seattle alone, and there is every good reason why the federal law should be allowed to take its own course. There are no rent controls in Tacoma, Spokane, Portland or Los Angeles and as a result there is no shortage of units for rental. To impose rent control here, would be to handicap these businesses of this city and cause them undue hardship in the face of high prices for everything to all the rest of the nation. Local taxes have been raised tremendously in the last year. According to the report of the King County Rent Advisory Board there is a percentage of vacancy in this city, which

of course means that there is no shortage, regardless of whether that percentage of vacancy is large or small. The City of Seattle has not imposed any price controls at all and it is no time to begin during this period of high wages and employment.

3. A great hue and cry is set up by the leaders of a few organizations, seeking a policy that they themselves are not following. Many war workers for example, have come here during a period of high employment. Both the husband and wife are employed at high wages. They do not occupy the choice rental controlled property. They live in 608 type housing, at quite high prices. Those who have held rent controlled housing, have been in these apartments for many years. They do not intend to give them up until rent controls end. Hundreds of these properties, ranging from 4 to 6 rooms, are occupied by one person alone because of rent controls. The Disabled American veterans, (of which I am a life member), have received several cost of living increases in their compensation, which has doubled since the war. Most of them are working at good wages, some of them on civil service jobs under preference ratings. Some of them are in business for themselves. They profess to believe in the American free enterprise system, and they do not wish to receive any benefit at the expense of any other individual.

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6. But most of all, the owners of rental properties should be restored to the American right of ownership of their own property,

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Respectfully submitted,

RUSSELL H. BLUEMT

TELEPHONE SENECA 6470
A CLEAN APARTMENT HOTEL
CORDIAL SERVICE

REASONABLE RATES
DAILY, WEEKLY OR MONTHLY
PRIVATE BATH AND KITCHENETTE
IN EVERY UNIT

McKAY APARTMENT HOTEL
7051 PIKE STREET
SEATTLE 1, WASHINGTON

August 20, 1952

Mr. David Levine
City Councilman
County-City Building
Seattle, Washington

My dear Mr. Levine,

I read in the papers where our city council unanimously decided not to postpone the decontrol hearing scheduled for August 25, as to give everybody a chance to be heard. Perhaps it is a just decision. It is the American way.

However, the American way is to give justice to all, even when a minority is involved. In a letter that I wrote you some time ago I pointed out all the injustices that the local O.R.S. has heaped upon the small property owner. Today only a small percentage of rental units are controlled as all the hotels and big apartment hotels have been decontrolled long ago. It is the small fellow who worked in the factories, the mines, the farms and saved a little money and invested it either in a duplex or a small apartment house to make a living. A lot of these people were union people and a lot of them still are. One of them is me; I belonged to the United Mine Workers for many years, besides bieng a war vetran and worked hard to save, which I invested in the McKay Apartment Hotel.

A lot of these people have lost all their life earnings or were compelled to sell at a loss because the twenty percent increase they received since 1940 was too small to cope with the high cost of decorating material, furniture, labor, etc. Today in Seattle with some 165,000 living units we have only some 30,000 controlled units. A small percentage. Seattle is practically the only city on the Pacific Coast which has rent controls. Can I ask why?

When recently the Apartment Association surveyed the city of Seattle I was the captain of Postal zone number one and personally canvassed a large section of it, and actually I was astonished at the amount of vacancies I found. I found good hotels that were willing to take in permenants either on a weekly or monthly basis for less then $8 or $10 a week. A hotel near Pike and 4th, out of 108 units had over seventy vacancies. One on Westlake, out of 120 units had over 80 vacancies. Still on my sheets I put only about ½ of this on the amount of rooms that were renting on weekly or monthly basis during war times.

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With so many vacancies would the Apartment Operator dare to raise the rents too much? He will not dare to do so or he would find himself on the same plight some of the hotels are in Seattle today.

Here at the McKay Apartment Hotel I have over 30 units that are renting way below the ceiling price. But I have some twenty units that I get depression rates on them. Let me examplify. For instance unit number 404 is renting for $42.00 per month for two people. It has private tile bath, a fine kitchen, living room with hardwood floors, and well furnished. But number 406 which is next to it and not as good an apartment, the ceiling price is $80.80 per month and number 415 still a much worse apartment, the ceiling price is about $88 per month. Don't you think that is rather silly? And this is no exceptional condition in the City of Seattle. It is rather the general condition. I can write a whole book on this un-american practice of the O.R.S. but I believe I said enough to ellucidate the housing condition of Seattle.

However if the City Council is willing to appoint a man to make a joint survey either a sample or a general one I can prove it in a few hours, today there is plenty of available housing in Seattle and therefore no danger of units going up, Decontroled, it will simply equalize rents.

As to there being a housing shortage in Seattle--It is a myth!

With due regards,

Evans E Collias

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