

Pacifica Chamber of Commerce Candidates Forum

Question #5:

What is your position, for or against, on rent control and why?

Sue Beckmeyer:

I do not support rent control because I do not think it will address the housing shortage we are experiencing in Pacifica. Programs like rent control limit the ability of property owners to recoup the costs associated with maintaining and improving their property. We need to increase the supply of housing, especially affordable housing for families and seniors, and I will work toward these solutions.

Mary Bier:

As a renter myself, I believe that tenants protections such as rent stabilization and just cause eviction are essential for stabilizing families. However, in the last election our community spoke loudly and voted down a rent stabilization ordinance in Pacifica. Therefore, the focus must be on developing affordable housing units that offer low-income dwellings and ease the housing burdens by adding more housing to our city. I also feel it will be helpful to promote policy that makes it easier to build accessory unit dwellings.

Bridget Duffy:

Rent control is another word that has come to mean different things to different people. It seems as though landlords aren't able to measure their own desire for high rates of return on investments made in residential property, something that was made against the law to do by FDR, back in the day. His policies led to the longest period of economic stability in U.S. history. So, if landlords cannot control their greed than yes law makers have an obligation to protect the public from that greed, Especially when it threatens life and liberty.

I suggest an Anti-Displacement Ordinance, which would not dictate rates to landlords, but if a rent increase or no fault eviction is likely to threaten life or liberty than it should not be upheld by our legal system.

It would stem the tide of homelessness, by preventing displacement, while providing a much needed counter weight to the power and money of a predatory real estate market.

Vickie Flores:

I am against rent control but I am for affordable housing. Rent control does not work because there are too many loop holes in the law. We see it over and over again where someone re-rents their affordable housing unit for much more money while they live in a mansion somewhere in the bay area. This is what is currently occurring in SF. This is what is eating up the rent-controlled units.

No one takes into account the cost of having an apartment, i.e. repairs, squatters, property

taxes and people who leave in the middle of the night without paying the rent that they were already three months behind on. The honest property owners are all stuck with these bills. I believe each property owner situation is different just like each renter's situation is different. To blanket one cost on this business owner who is also trying to make a living is just unfair. I feel that we should require that each property owner to have a % of their property set aside for affordable and workforce housing.

Yes, there are slumlords out there that just boost up the rent to a crazy amount for more money and use it as a way to evict those that they know can't afford the increase. This is where the affordable housing requirement can help.

John Keener:

This question is about a year too late! Pacifica voted a rent control measure down, convincingly. I don't see the issue coming back any time soon.

Mike O'Neill:

I believe my position on rent control is well understood by Pacifican's. The ordinance as proposed by the majority of the City Council had some very serious financial burdens on the City coffers, which would have been a blank check on City funds.

Adonica Shaw-Porter:

I'm for affordable housing *to rent and to buy*, but not a proponent for rent control. Capping the cost of the rent alone isn't enough to address the rising cost of living in California. Families would still struggle to make ends meet unless other factors were addressed as well. Living wages and job security are two things that are statistically more likely to impact a person's ability to pay their rent and should be addressed primarily.