

## Sherman D'Silva

Meet the candidates, week 33: "Do you support Prop. 33 to expand rent control?"

I support rent control and believe to be applied fairly it must apply to all housing, including condos, single family homes and all units regardless of when they were constructed. **However, I cannot support Proposition 33** because it prohibits a property owner from controlling how much she/he can charge **after** someone moves-out of the unit. This provision will prevent any new construction in California for rental purposes and it will further reduce available units to rent, because as units empty, they will not be rented but sold to individuals who wish to move into the unit as owners.

If Proposition 33 passes, it will be challenged in court. The courts will look very closely into what Proposition 33 does, which essentially takes control over privately-held property. It would allow the government to control how much one could charge initially, regardless of market conditions, as well as amounts during occupancy and after an individual leaves. In my opinion, the U.S. Constitution strictly prohibits such action by the government. This would result in invalidating all forms of rent control all over the United States leaving those once protected by rent control with no protections at all.