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San Francisco, California

November 28th, 1945

Hon. George B Schwabe
House Representatives
Washington D.C;

Dear Sir:

This is the third letter written by the undersigned organization, to each member of the Congress in protest against the present OPA rent control denominated "freezing" of rents without regard to whether or not it is just or otherwise. In the two previous communications it has been urged that fair rent committees be provided for by law which shall serve without compensation and determine in each community the fairness of rents.

Unpaid Federal officials have served their country well under OPA on price panels. Likewise, under the Selective Service Law. The efficacy of such systems for administration of the Federal Law has been established beyond question.

"Freezing" rents was only tolerated by reason of the war time pressure. Time for orderly, careful and unbiased determination of the propriety of each rent is now available. The landlords of the nation are chafing under the present adamant system having no relation to justice or fairness. Only alleged "hardship" cases can be ameliorated under existing laws. OPA declares it has not the money, the means nor yet the man power to undertake the task of determining the fairness of rents. This may be conceded. However, thousands of patriotic citizens are available to serve on fair rent committees composed of men and women from every walk of life without a dollar cost to the Government. A new law is required. New laws are always required to meet changing conditions. Conditions have vitally and materially changed since OPA rent control began over three years ago.

The landlords want such committees given the absolute power of determination of the fairness of rents considered in connection with all original construction costs, all upkeep costs and operating expenses. They want such committees to have the power of determining whether tenants should be evicted - although we do believe such restraints should be absolutely eliminated - and that these decisions be promptly reached instead of being delayed for months due to the increase in the number of petitions filed due to the strange new rule that requires filing of petitions under conditions heretofore free from that restraint.

SCHWABE COLL

These committees could give prompt justice. Justice delayed is justice denied. OPA cannot deny that months and even more than a year has often lapsed before petitions in connection with rents have been acted upon finally. Such committees will facilitate the prompt determination of these matters and will do it at no Government cost. School houses can be used for the hearings after school hours or at night when people can more conveniently assemble.

Whatever may be the theory of OPA the proposed method will better satisfy the American People they are being given their "day in court" right now when they desire and require it. Each committee should be eleven in number and composed of OPA representative, banker, lawyer, Judge, real estate expert, apartment house owner, apartment house tenant, tenant of a flat or house, labor, representative at large. Seven votes should be required for a quorum and for a decision.

Respectfully submitted,

APARTMENT HOUSE INDUSTRY OF SAN FRANCISCO

Joel Z...

Frank Helbing