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EDUCATION:

Ph.D. University of California at Berkeley, 1989, Department of Economics. Dissertation: "The Effect of Rent Controls on Property Value: A Test of the Capitalization Hypothesis".

MA University of California at Berkeley, 1984, Department of Economics.
(Economics of Development, Regulatory Economics, and Industrial Organization)

BA Harvard College, 1962, cum laude in Government and Sociology.

PROFESSIONAL EXPERIENCE:

Principal Consultant, St. John & Associates, Property Management Consultants,
1985 - Present.

Lecturer in Economics, California State University at Hayward, 1995-96.

Lecturer in Economics, San Francisco State University, 1983-84.

Developer, Sierra West Construction, 1979-81.

General Contractor, St. John & Sons, Builders, 1971 - 1979.

Chief, East Africa Loan Division, Office of Capital Development, Agency for International
Development, 1966-68.

Financial Analyst, Agency for International Development, Washington, D.C., 1963-65.

Fulbright Award, Teacher of English at Lucknow University, Lucknow, India, 1962-63.

PUBLIC SERVICE CONTRIBUTIONS:

Member, Code Review Task Force, City of Berkeley, 1978-81.

Commissioner, Rent Stabilization Board, City of Berkeley, 1981-83.

Boardmember, Berkeley Property Owners Association, 1990-96.

Boardmember, Strawberry Creek Lodge Elderly Housing, 1994 - 1997.

Boardmember, Mendocino Historical Review Board, 2004 -

Commissioner, Housing Advisory Commission, Berkeley, 2006.

PUBLICATIONS & REPORTS:

"The Theory and Practice of Fair Return: Rent Controls in Berkeley 1978-1985". Berkeley: California Housing Research Institute, 1985.

"A Fairness Test for Rent Control: Berkeley 1970-1985". Berkeley: California Housing Research Institute, 1985.

"The Effects of Rent Control on Municipal Revenues" (with Albert Sukoff). Berkeley: St. John & Associates, 1988.

"Indexing of Net Operating Income". Berkeley: St. John & Associates, 1989. (Paper submitted with amicus brief in Searle vs. City of Berkeley).

"The Effects of Rent Controls on Property Value: A Test of the Capitalization Hypothesis". Doctoral dissertation, 1989.

"The Impact of Rent Controls on Property Value". Paper presented at the Western Economic Association conference, July 2, 1990.

"A Test of the Capitalization Hypothesis". Paper presented at the Western Economic Association conference, July, 1991.

"Rent Control in Perspective: Impacts on Citizens and Housing in Berkeley and Santa Monica Twelve Years Later". Study prepared with support from the Pacific Legal Foundation and the California Apartment Association, 1993.

"The Distributional Impact of Restrictive Rent Control Programs in Berkeley and Santa Monica, California." Paper presented at the Western Economic Association Conference, June 1993.

"Preliminary Report on the Residential Hotel Industry in San Francisco and on the Economic Viability of the All Seasons Hotel as Impacted by the Hotel Conversion Ordinance, the Rent and Eviction Control Ordinance, and Other State and Local Regulations". Paper prepared for hearing at the Board of Permit Appeals, San Francisco, July 14, 1993.

"The Economics of Mobilehome Residency". Paper presented at Western Economic Association conference, July 3, 1994.

"Inflation and Rent Control". Paper describing the effects of inflation on rents and property income in rent controlled jurisdictions, with particular reference to mobilehome parks. Prepared for Western Mobilehome Association, 1994.

"The Affordability of Mobilehome Housing". St. John & Associates, 1995.

"Fair Return and the California Courts". Review and analysis of California case law relating to fair return in a rent control context. St. John & Associates, 1999

EXPERT WITNESS DECLARATIONS, PAPERS, AND APPEARANCES:

Harrison v. Ford (1984)
Amberhill v. City of Berkeley (1985)
Floystrup v. Rent Stabilization Board (1988)
Searle v. City of Berkeley (1989, 1990)
Owens v. Vu (1992, 1993)
Greenspon v. Financial Heritage (1992)
Save Affordable Housing v. Rent Stabilization Board (1992, 1993)
Gamble v. Stephens (1993)
Harsch Investment Corp. v. City and County of San Francisco (1993)
Shannon v. Patel (1994)
Shea et al v. Madden et al (1995)
Berger Foundation v. City of Escondido (1995)
Craig v. Santa Monica Rent Control Board (1996)
Santa Monica Beach v. City of Santa Monica (1996)
Kernberger v. Hanrahan (1996)
Sexton v. Dahl (1996)
Valparaiso v. City of Cotati (1997)
Salinas City Council (1997)
Carson City Council (1997)
Oceanside Rent Review Board (Neuman) (1997)
Scotts Valley Rent Review Board (1997)
Hacienda Valley Mobile Estates v. City of Morgan Hill (2000)
Hillsboro Properties v. City of Novato Rent Review Board (2000)
Casa de Amigos – City of Escondido (2001)
Tower Management v. City of Oceanside (2001)
Lancaster City Council (2005)
Indian Springs MHP, Palm Desert (2006)