Notes on the Referendum re Extra Rent Control in San Anselmo.

Background:
San Anselmo and all other Marin Communities are under comprehensive statewide rent control - AB 1482 which regulates tenant-housing provider interactions ('just cause) and a yearly rent cap of 5%+CPI. ('rent stabilization')

On April 9, the SA Town Council passed an ordinance, 3-2 to create extra rent control - a rent cap of 60% of CPI, (40% below inflation).

The residents were not allowed to vote, one way or another, on this extra 'rent stabilization', nor will they be allowed to vote on the upcoming 'just cause' part of rent control.

The referendum stops the implementation of this ordinance until all citizens get a chance vote on it on the Nov 2024 ballot.

A signature on the referendum petition does not indicate your desire or opposition to extra rent control. It is just the step needed to bring this onto the ballot for your decision.

Notes on rent control:
Rent control does nothing to affect 'housing affordability'. It disincentivizes any new rental units.

Marin housing has been expensive for 60 years, and the price for new rentals, like with other housing, is determined by supply and demand. With a rental increase cap of 40% below inflation, like in Fairfax, many mom & pop housing providers will determine that it is no longer worth it to rent out extra space. This results in fewer rental options and ultimately, higher initial rents.

Many of the housing providers are vulnerable seniors who have provided housing for others for years and young families that depend on rental income to help pay their expenses and stay in their homes.

Extra rent control ordinances are bad policy because they penalize long-time residents and put upward pressure on rents for new residents.

Not allowing the residents of San Anselmo to vote up or down on this policy, is purely undemocratic.

We urge our fellow residents of San Anselmo to give themselves and their neighbors a chance to vote on this policy that directly affects their homes, income, and community.