

It is requested by the voters of Fairfax that Ordinances 5.54 & 5.55, AKA 'Just Cause' and 'Rent Stabilization (the Ordinances)', be delayed from implementation and reconsidered for implementation by a formal vote of the residents of Fairfax at the next election.

Arguments for delay:

- Ordinances cause a reduction in rental supply.

Whereas the desired goal of the Town Council of Fairfax is to increase the supply of rental housing in the town, and therefore to keep rental properties affordable to a wide variety of residents, numerous studies indicate, the implementation of the Ordinances will cause long term decline in the amount of rental housing available, and ultimately cause the rise in prices for renters. Ref: <https://ggulawreview.com/2021/01/21/ab-1482-tenant-protection-act-and-its-impacts-on-tenants-landlords-and-the-broader-housing-market/>

- No outreach to, communication with and input from affected homeowners. NO citizen vote was allowed.

There was virtually no active outreach and communication to affected homeowners. All property owners are negatively affected by the Ordinances and were not allowed to vote on the Ordinances.

- Ordinances disincentivize rental units making it more expensive for renters.

Fairfax homeowners and landlords should be encouraged and incentivized to provide new and affordable rental units. The implementation of the Ordinances will disincentivize new units and existing units from coming onto the market thus limiting the supply of rentals.

- Decline of Homeowner property values.

Fairfax homeowners (potential landlords) and current landlords will suffer onerous restrictions and a decline in their property value because of the Ordinances.

- Ordinances are overreach and try to address a statewide issue.

The current rental situation in Fairfax is part of a statewide issue, that needs statewide solutions. Trying to solve this situation on the backs of small local landlords locally, will cause unintended, negative consequences for all Fairfax residents.

- There is existing Cal State law that addresses this issue.

There are current statewide 'Just Cause' and 'Rent Stabilization' laws (AB 1482 see above) which address these issues. The Ordinances cause additional burdens and restrictions on how home owners control and rent their property.

- Other beneficial, non-punitive solutions were not discussed and need to be evaluated.

There are other solutions to the rental situation (that weren't considered) that don't devalue homeowner property values, increase rental supply, and enable low income and fixed income tenants to enjoy living in Fairfax for years to come.