

Rent Control Delay and Reconsideration Petition: 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.

NOTICE TO THE PUBLIC: THIS PETITION MAY BE CIRCULATED BY A PAID SIGNATURE GATHERER OR A VOLUNTEER. YOU HAVE THE RIGHT TO ASK. THE PROPONENTS OF THIS PROPOSED MEASURE HAVE THE RIGHT TO WITHDRAW THIS PETITION AT ANY TIME BEFORE THE MEASURE QUALIFIES FOR CONSIDERATION.

REGISTERED VOTERS ONLY

This column for official use only.

| | | | |
|----|---|---|--|
| 1. | Print Your Name: _____ Sign As Registered To Vote: _____ | Residence Address ONLY: _____ City: _____ Zip: _____ | |
| 2. | Print Your Name: _____ Sign As Registered To Vote: _____ | Residence Address ONLY: _____ City: _____ Zip: _____ | |
| 3. | Print Your Name: _____ Sign As Registered To Vote: _____ | Residence Address ONLY: _____ City: _____ Zip: _____ | |
| 4. | Print Your Name: _____ Sign As Registered To Vote: _____ | Residence Address ONLY: _____ City: _____ Zip: _____ | |
| 5. | Print Your Name: _____ Sign As Registered To Vote: _____ | Residence Address ONLY: _____ City: _____ Zip: _____ | |

DECLARATION OF CIRCULATOR (to be completed after above signatures have been obtained)

I, _____ am 18 years of age or older. My residence address is _____ (address, city, state, zip) I circulated this section of the petition and witnessed each of the appended signatures being written. Each signature on this petition is, to the best of my information and belief, the genuine signature of the person whose name it purports to be. All signatures on this document were obtained between the dates of _____ and _____. (month/day/year) I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on ____/____/____, _____, at _____. (month/day) (year) (place of signing)

Signature of Collector: _____

Instructions: Collect signatures of registered Fairfax Voters. Sign and date the bottom (verify to the best of your knowledge that these are valid signatures.) Return however many signatures/ petitions that you have to Coffee Roastery by 1 pm on Thursday Dec. 1. A big Thank You!

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.

FAIRFAX HOMEOWNERS & LANDLORDS

Were you notified? Did you know?

The Fairfax Town Council passed two extreme Rent Control Ordinances (5.45 & 5.55) Nov 2 that will adversely affect ALL homeowners and landlords without allowing the citizens to VOTE.

- NO citizens were allowed to vote, this was enacted by 5 council members.
- Ordinances create new restrictions on how homeowners & landlords control their property, disincentivize owners from building new ADU units and removes existing units from the rental market.
- The Town Council is contracting with the City of Berkeley Rent Board to adjudicate disputes here in Fairfax.

This affects property rights & property values, taxes and rental housing supply in Fairfax.

PLEASE SIGN THE PETITION

(inside The Coffee Roastery and at Good Earth)

**STOP CERTIFICATION DEC 2
DEMAND CITIZENS BE ALLOWED TO VOTE!**



**Email town council members Now
mgardner@townoffairfax.org**