

## Why the Keep Fairfax Fair Ballot Initiative was started and what it does.

The residents of Fairfax started the *Keep Fairfax Fair Act* because we wanted to give all the residents an actual chance to vote on the rent control ordinances, rather than just accept the Town Council's decision. Now you have that chance.

Signing the ballot initiative petition **does not remove** any of Fairfax's current 'just cause' or 'rent stabilization' ordinances. What it does is place the decision in the hands of the voters in the next general election by putting the acceptance or removal of the ordinances, to a vote of the residents.

In 2019, Gov .Newsom passed statewide rent control- AB 1482 which has protections for renters. The ballot initiative, **if passed by a vote of the people**, will remove the extra rent control provisions voted in by the Town Council, and reinstate California's statewide rent control - AB 1482 as the governing law. In addition, it institutes a rent control mediation if the rent rises above a 5% threshold. - **That's all.**

Regardless of if the ballot measure passes or not, it will not restrict any extra rent control from the Town in the future. It will however, prevent any extra rent control ordinances that are **not voted on**, by the Fairfax residents themselves.

We ask you to give yourself a chance to determine what is right for the community. Please sign the petition to place the *Keep Fairfax Fair* ballot initiative on the ballot.

Thank you.



Email the Town Council



[fairfaxresidents.org](http://fairfaxresidents.org)

## What are some of the issues around Fairfax's EXTRA rent control?

### Are they needed? No. Why?

- Onerous. The restrictions go beyond current statewide rent control.
- Expensive to implement. \$~140,000/ yr to the town in excess costs & legal fees.
- Housing providers are liable for punitive damages that far exceed reasonableness.
- They limit what a homeowner can do with their property.
- They restrict yearly rent increases to .6% of CPI meaning housing providers must increase rent.
- They disincentivize the construction of ADUs and affordable rental housing.
- By disincentivizing, they make existing rental housing more expensive for new renters.

### •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. In 2019, Gov. Newsom passed statewide rent control already. Trying to solve this situation on the backs of small local landlords locally by adding EXTRA rent control causes unintended, negative consequences for all Fairfax residents.

### • 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 of rental housing available, and ultimately cause the rise in initial prices for renters and less rental options.

### • 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.

As Fairfax homeowners (potential landlords) and current housing providers experience these ordinances, anecdotal evidence shows there are fewer investors willing to buy in Fairfax. Fewer buyers means a decline in neighborhood property values. And the buyers that are left, want the entire property for themselves - ie they take existing ADUs and rental spaces for rent off the market.

### • 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.

**We don't need EXTRA rent control.**