

Rent Stabilization and Just Cause for Eviction ordinance in Larkspur

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To: City Clerk <cityclerk@cityoflarkspur.org>

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Hello City Council Members,

Ahead of tomorrow night's City Council meeting, I want to emphasize points made in earlier discussions, as follows

We need rent stabilization in Larkspur. Half of all Larkspur residents are renters and half of all renters are rent-burdened. I am one of them and I face being forced from my home of 8 and a half years and perhaps homelessness.

We need a cap on annual rent increases that is tied to inflation as a fair and rational standard, not arbitrarily set to 4%. Most CA jurisdictions with rent control set their cap on annual rent increases relative to the change in the Consumer Price Index (CPI), because that provides a fair and objective standard, based on the real rising costs of landlords over time. We ask the council to adopt a rental cap of 60% of CPI or 5%, whichever is lower. In my opinion, this is the only acceptable alternative and I will remember what sort of ordinance you pass when it's election time again.

We need real rent stabilization, not a rent dispute resolution model. The proposed rent dispute resolution model for administering rent regulations would put the entire burden of enforcement on the tenant. This is unacceptable given the power relationship between landlord and tenant, with the lion's share of that power belonging to the landlord.

We need a full set of robust protections for tenants displaced due to no-fault evictions, not simply slightly higher relocation payments. This should include relocation payments that cover the real costs of relocation; right of return to the unit once it becomes vacant again; closure of Ellis Act loopholes allowing landlords to evict long-term residents and then re-leasing to a new tenant at a higher rate; and protections for the most vulnerable tenant populations - the elderly, the handicapped, the disabled and the terminally ill must be put in place to severely restrict these types of evictions.

Please direct city staff to prepare an ordinance that establishes rent stabilization and just cause for eviction protections for the renters of Larkspur - I will be watching.

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Death walks among us. May the Buddhas, Bodhisattvas & all the Ancestors please protect us.