

From: [MICHAEL SEXTON](#)
To: [City Clerk](#)
Subject: Letter against extra rent control in Larkspur
Date: Monday, May 22, 2023 8:26:11 AM

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Dear Council,

As the Director of Marin Residents 501(c)6, and an advocate of making Marin affordable for tenants and protecting housing providers, I urge you to maintain fair and equitable housing policies by strictly adhering to Cal AB 1482 of 2019.

Making housing more expensive by restricting how housing providers can deal with tenants through extra rent control, is not in the best interest of the citizens of Larkspur or Marin.

Every community needs to deal with their own unique housing situation as they see fit, and every community faces challenges. However, whereas CA 1482 may not be perfect, this uniform regulation helps level the playing field throughout California. Extra, local rent control is an attempt at solving a statewide and nationwide issue - it is doomed to fail by skewing basic market economics.

There are many unintended consequences to this macro-economic 'solution'. Consequences like the removal of rental units from the market, increasing liability for housing providers, and disincentivizing construction of new rental housing and ADUs.

As evidenced in Fairfax, extra rent control policies only divide the community, help remove needed rental housing from the market, and drive up rental pricing for those that need it most. In addition, the Keep Fairfax Fair Act ballot initiative will be submitted soon, letting Fairfax residents vote on these divisive ordinances. The proposed recall action will also cause division and unnecessary expense to the Town. Any extra rent control that the Larkspur City Council will enact without a vote of the people, may result in a similar ballot initiative and a similar recall effort.

Since this action was brought about by the action for a specific apartment complex, I urge you to craft a solution for this specific situation, not a broad policy that negatively affects so many of the residents. In addition, I urge you to consider what national political organization is pushing this agenda, like they did in Fairfax. The DSA Marin Chapter's specific goal is to bring extra rent control to all Marin communities. Their chapter Chair is using the Skylark situation to further this countywide agenda.

Larkspur was targeted next, after Fairfax, because of this Skylark situation. Please do not let this unique situation affect mom & pop housing providers by crafting extra rent control regulations.

I urge you to let AB 1492 have time to work to make Marin more affordable and not apply onerous, extra rent control to what is already an expensive situation.

Thank you.

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