

From: Curt Ries [REDACTED]
Date: Thursday, September 15, 2022 at 8:47 AM
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Cc: Leah Simon-Weisberg [REDACTED], Stephanie Hellman shellman@townoffairfax.org, Skylark Tenants Association <residentsatskylark@gmail.com>

Subject: Contact & Resources for Rent Stabilization Just Cause

Good evening Vice Mayor Paulson, Councilmember Haroff, and City Manager Schwarz,

This is Curt Ries with the Marin Democratic Socialists of America and the campaign to pass rent control in Marin. I joined Njoki (cc'd) and a few other members of the Skylark Tenants Association on a recent call with your Ad Hoc Committee regarding rent stabilization and just cause eviction protections in Larkspur.

I am writing to offer the Ad Hoc Committee connections with some local experts on these topics and to share some resources that have already been developed by the Fairfax Town Council and staff, which could be useful for the City of Larkspur as it pursues some form of rent stabilization and just cause eviction protections.

First, I'd like to introduce Leah Simon-Weisburg (cc'd), who has been advising Fairfax's Ad Hoc Committee on rent stabilization and just cause. She is the Legal Director for the Alliance of Californians for Community Empowerment (ACCE), Chair of the Berkeley Rent Board, and an experienced tenant lawyer who has practiced in nearly every rent controlled jurisdiction in California. She is also the author of numerous CA rent control policies, including the ACCE [model ordinance](#) that is being considered in Fairfax. Leah would be more than happy to meet with the committee and to offer whatever support she can to Larkspur City Council and staff as you consider options for rent stabilization and just cause. She can be reached at [REDACTED]

Second, I'd like to connect you with Mayor Stephanie Hellman of Fairfax (cc'd). Mayor Hellman has been leading the charge to establish rent control in Fairfax and to develop a rent stabilization program with an administrative model suitable to the scale and needs of a smaller jurisdiction like Fairfax. She is similarly happy to make herself available to the Ad Hoc Committee to answer questions and share insights from the process to strengthen renter protections in Fairfax, which is well underway and likely to reach its completion this fall. She can be reached at shellman@townoffairfax.org or at 415-250-5129.

Lastly, I'd like to share some resources with the committee that could be useful to your ongoing efforts. Attached is an agenda supplement for the recent 9/7/22 Fairfax Town Council meeting that contains three items:

1. **A one-page rent control summary:** This reviews the benefits of adopting rent stabilization and just cause eviction protections and provides a top-level outline of important policy provisions.
2. **A list of proposed additions and changes to strengthen just cause eviction protections:** This outlines proposed additions and changes to Fairfax's existing town code covering just cause

evictions; Fairfax's existing provisions are extremely similar to those found in the state law AB-1482, the Tenant Protection Act of 2019, so these proposals are generally applicable to cities like Larkspur, with no existing just cause eviction protections beyond those offered by state law. You can also find a spreadsheet that compares AB-1482 and the proposed provisions [here](#).

3. **The ACCE model ordinance:** This provides a comprehensive model ordinance covering both rent stabilization and just cause eviction protection provisions. It represents the most exhaustive and up-to-date set of provisions available for CA jurisdictions who wish to stabilize rents and establish local just cause eviction protections. It has also been developed to hold up against heavy legal scrutiny. This model's findings and formatting was adapted for Fairfax's town code, but could easily be readapted for Larkspur.

Also attached is the Powerpoint presentation from Fairfax's 9/7/22 Town Council Meeting, which the Fairfax town staff used to helpfully break down the key components for both rent stabilization (slide 5) and just cause eviction (slide 7).

Please let me know if you have any questions about the contacts or resources shared here. And thank you for your work to provide real housing security and stability for Larkspur renters.

Sincerely,

Curt Ries

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