

ARGUMENT AGAINST MEASURE I

As your Town Council, **we urge you to VOTE NO on repealing local rent control and tenant protections** in our beloved town. This is about preserving the diverse, vibrant community we all cherish.

Fairfax's current rent control laws guarantee a fair return for landlords, help working families stay in their homes, and don't impact homeowners.

We carefully crafted our local rent control ordinances with all constituents in mind. These laws prevent neighbors from being priced out and include safeguards against arbitrary evictions for seniors, disabled residents, teachers, and families with school-age children.

75% of Fairfax renters are low-income, with *over a third* earning less than 30% of the area's median income. Under state law, these residents can face rent increases **of up to 10% year after year**. Our modest local rent control ensures predictable, manageable rent increases while guaranteeing landlords a fair return.

We have always known that these ordinances can be amended. In fact, they already were amended by Council to exempt many properties from the Just Cause Eviction ordinance and to raise the rent increase limit, and an appeal process has been implemented.

With town discussion and experience, our ordinances can always be improved. But an outright repeal would leave Fairfax with only the weak state law, and no way to deal with housing affordability and availability short of a new ballot measure years down the road. **Does Fairfax want to vote to lose its local control?**

We value property rights *and* community stability. We want local landlords to thrive and long-term residents to stay. We honor our teachers, seniors, and young families who bring vitality to our town.

Please VOTE NO on the extreme Measure I.

Let's keep Fairfax diverse, vibrant, and inclusive. Let's work together to keep our friends and neighbors housed.

/s/ The Fairfax Town Council