

Establishing Rent Control in Fairfax



Presentation to the Fairfax Town Council

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What We'll Cover

- The Cost of Housing in Fairfax
- Who Are Renters?
- How Rent Control Works
- Public Support
- Rent Control: It Works & It's Tested
- A Chance to Lead in Fairfax

The Cost of Housing in Fairfax

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- **The average real wage for Marin renters is \$23.23 an hour.**²

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48%

Of Fairfax renters pay more than 30% of their income on rent.¹

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28%

Of Fairfax renters pay more than 50% of their income on rent.¹

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71%

Of Fairfax renters are considered low-income (23.8%), very low-income (12.1%), or extremely low-income (35.5%).¹

1. 2021-04-02 Housing Needs Data Report: Fairfax, ABAG/MTC Staff and Baird + Driskell Community Planning

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- 87% of Fairfax householders under the age of 35 are renters.²
- **68% of Fairfax householders who identify as Hispanic or Latino are renters.²**

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- **66% of Fairfax householders who identify their race as something other than white are renters.²**

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- **(2) Strengthen existing “just cause” eviction protections to prevent arbitrary evictions, keep students and teachers in their homes, and protect renters who are evicted due to no fault of their own.**

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- Tenants and landlords may file a petition to the Rent Board requesting that the annual cap be lowered or raised for their unit(s).
- **The Rent Board enforces the rental cap and intervenes when a landlord overcharges a tenant.**

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- **Staff & Financing: Additional administrative staffing needs would be assessed and determined by the board and paid for by the Rental Housing Fee, a modest, flat, per-unit fee paid annually by landlords. A \$7-10 monthly fee on rental units would raise \$128,904 annually in Fairfax.**

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- **School Year Protections for Educators and Students:** providing students and teachers with additional defenses against no-fault eviction during the school year.

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- **Protections for Seniors and People with Disabilities:** prohibiting no-fault owner move-in evictions for those 60 or older or those with disabilities; requiring supplemental relocation payments.

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- **Compliance: providing real oversight and enforcement of just cause protections.**

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- **290 petition signatures come from Fairfax renters.**

Public Support



**SIERRA
CLUB**



UNITEHERE! Local 2850

East and North Bay's Union for hotel, foodservice, and gaming workers



Rent Control Works

- *Creates economic stability*
 - *During foreclosure crisis, rent controlled cities recovered faster than those without.*
 - *Tenants are more likely to be less rent-burdened and have discretionary income to spend in the local economy.*
 - *New construction higher than cities without rent control.*

Rent Control is Tested

21 cities have rent control, 15 of which have had it for more than 30 years.

- *Richmond's ordinance upheld (2016)*
- *Mountain View's ordinance upheld (2016)*
- *City of San Francisco (2022)*

Rent Control Guarantees a Fair Rate of Return for Landlords

Constitutional guarantees right to a fair rate of return on their investment.

Costa-Hawkins Rental Housing Act allows landlords to set original rent at the beginning of the tenancy and rent control then ensures that there are increases that reflect inflation through the Consumer Price Index (CPI).

Cities with these protections have thriving housing industries— strong tax bases. No cities have seen landlords going out of the business.

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- Fairfax has an incredible opportunity to lead Marin on this issue and live up to its values of being a fair, inclusive, and compassionate community.
- **By passing rent control, we can collectively decide to put people's basic needs for safe and secure housing above the additional profits of a small number of landlords and realtors.**

A Chance to Lead

A street scene in Fairfax, Virginia, featuring colorful buildings, a street sign for 'BROADWAY', and a large text overlay. The scene is captured from a low angle, looking down a street lined with multi-story buildings. On the left, a building has a prominent orange and yellow facade. A street sign on a black lamppost reads 'BROADWAY'. The street is paved and has a white double line down the center. Several cars are parked along the right side of the street. In the background, there are tall green trees and a hillside under a clear sky. A large white text box is superimposed over the center of the image, containing the text:

*We can decide that
Fairfax
is for everyone.*

Thank You

