

## Rent increases beyond the ordinance

Bill Petitti <petitti6165@sbcglobal.net>

Sun 12/3/2023 2:31 PM

To:Fairfax Town Council <fairfaxtowncouncil@townoffairfax.org>

Town of fairfax,

I really don't have faith in your ordinance on rent control 2.52% only increase a year..I don't want to get in trouble or kicked out but showed the manager the rent ordinance and she passed it on to the owner.The owner is still going to raise my rent at 5% this january because of her so called high bills.So,what good is having a law against raising the rent pass the 2.52% ? A small fine- a warning ? This isn't stopping the owner of my complex on raising rent ? They have the \$ to pay a fine and still raise it..What is it that you can possibly do to enforce this ? ?

I'm not into being exposed or fight this..I will pay the 5 % increase in january and not create waves..

Thanks,

Bill

## **Fairfax rent control**

**Cj Wild <cjwild.uk@gmail.com>**

Sun 12/3/2023 2:07 PM

To:Fairfax Town Council <fairfaxtowncouncil@townoffairfax.org>

**Hello. I'm writing to ask that this week you approve the staff report to implement the town's renter protections.**

**These protections were fairly decided to be the right thing for Fairfax.**

**I understand there is objection. Landlords will naturally object to anything that makes their lives harder.**

**But until there is a fair vote to repeal or confirm the protections please implement what we already approved.**

**Regards**

**Cj Wild**

**Renter**

**Fairfax.**

## Please implement renters protection ordinances

Eryka Milligan <emilligan@outlook.com>

Tue 12/5/2023 5:23 PM

To:Fairfax Town Council <fairfaxtowncouncil@townoffairfax.org>

Hello,

My name is Eryka Milligan and I live on Wood Lane in Fairfax. I'm writing to urge you to vote in favor of implementing rent stabilization and eviction protections. This is important for our whole community here in Fairfax, and it's important that we protect our renters.

Thanks,

Eryka

112 Wood Lane

5103336613

**From:** Jane Richardsonmack <janerichardsondesign@gmail.com>

**Sent:** Wednesday, December 6, 2023 2:33 PM

**To:** Michele Gardner <mgardner@townoffairfax.org>

**Subject:** Message for Council meeting tonight

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Hello Michelle:

Seasons Greetings first. Hope you will have some quality time off to enjoy yourself safely and warmly. I am writing to ask if you could please send this to all the Council Members, hope it's not too late.

Dear Town Council Members

I am writing to ask you please, do not approve money for a "warm line" tonight.

This very hot topic is widely rejected by what looks to me like a majority of the people who live in Fairfax and who should be given a voice in how our money is spent and what measures are funded and passed.

Why the "Democratic Socialists of America" have such influence over you mystifies me. They didn't elect you, although who really knows what your ties are to them?

We, the residents, (some for more years than some of you have lived!) are disappointed to say the least to see this influence which appears to be over the top and not at all fair to the good people of Fairfax.

Just please stop and listen to the people! Yes, some are in favor but too many are not and we should not be ignored or subjected to a national organization attempting to make an example of how easily a town can be taken over. Just need a couple of "Comrades" in office.

You're making a mistake by continuing down this road. It's a stick in the eye of your real people. Surely you are aware there are significant numbers of us who would rather you wait till November, put it to a vote and in the meantime fix our roads which are so obviously in need and behind the efforts of other towns or repair many of the other more urgent matters in need of funding and attention.

Thank you, I can only hope.

Sincerely,

Jane (Richardson-Mack) Romaidis

## Pilot Implementation of Rent Stabilization Program

jody timms <jodytimms@comcast.net>

Sun 12/3/2023 8:26 PM

To:Fairfax Town Council <fairfaxtowncouncil@townoffairfax.org>

Dear Mayor and Council Members: please implement the pilot program for the rent stabilization program! And also approve the resolution to enter into an agreement with ECHO Housing for warm-line informational service. Let's get it going already!!

Jody D. Timms, Ph.D., (she/her)

*Climate Action Now! For all of us. For the Earth.* 🌍

## To be INCLUDED in the packet tonight

Kathy <k-flores@comcast.net>

Wed 12/6/2023 8:56 AM

To: Michele Gardner <mgardner@townoffairfax.org>; Christine Foster <cfoster@townoffairfax.org>

Good evening,  
Kathy Flores, Fairfax

Good evening,

The other day I emailed a cartoon and an article to the Town Council depicting how Fairfax' roads are the worst roads in Marin County!

On November 8, 2016 the majority of Fairfax residents voted to extend Measure C from 1/2% sales tax to 3/4% sales tax. This increase was to provide an **ADDITIONAL \$225k annually** and to be used for programs, improvements or services in Fairfax such as Police, **Public Safety, street and sidewalk maintenance** and infrastructure in our town.

Chance stated that we hired a Public Works person and approved \$5.8 million to tackle the storm drains and road paving projects.

Why haven't these improvements been ongoing projects over the last 7+yrs?

Are these funds used and managed in accordance with Measure C Terms or was money taken from one department, such as the police, and used for another program that a few on our Town Council used for their own politics?

On another note, starting on 10/26/23 through 12/29/2023, the public has the chance to cast their so called "votes" on where Marin County is to spend \$2.5million of our tax dollars. This project is actually a "polling" of opinions rather than an actual "vote" where you can choose 7 out of 24 proposed projects.

You don't have to be a registered voter or a legal resident to express your opinion and anyone over 14 can cast a vote. You just need a cell phone number.

The website to check this out and for you to come to your own conclusions is: [pb.marincounty.org](http://pb.marincounty.org)

Thank you,  
Kathy

**From:** Kim B <kburggraf@gmail.com>  
**Sent:** Wednesday, December 6, 2023 5:18 AM  
**To:** Michele Gardner <mgardner@townoffairfax.org>  
**Subject:** Item #4 - OPPOSE

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Hi Michele

Would you please pass on my response to the council members and mayor.

I oppose Accepting the Report on Renter Protections Implementation Estimates, Discuss/Consider Pilot Implementation of Rent Stabilization Program, and Approve a Resolution Authorizing the Town Manager to Enter into an Agreement with ECHO Housing for warm-line informational service in an amount not to exceed \$36,000.

This imposes on tax payers and home investors rights.

Our town representatives should accept the will of the people wanting to place this issue on the ballot without incurring more fees.

Kim Burggraf  
46 Canyon Road  
Fairfax

## Rent Stabilization & Renter protection

Laura Gabree <lauragabree@gmail.com>

Wed 12/6/2023 11:05 AM

To:Fairfax Town Council <fairfaxtowncouncil@townoffairfax.org>

Please !!!

Implement the two ordinances ~ ( Rent stabilization ) & ( Renter protection ) ..

It's crucial for this to be done as soon as possible..

Renters are depending on you to protect them and to enable them to be able to afford a place to call home.. Here in our beautiful Fairfax Community ❤️

I urge you to stay the course.. Keep moving forward ...

All your hard work and thoughtfulness is really appreciated ...

Sincerely

Laura Gabree



## Please implement the Fairfax rent control ordinances

morgan@filmsight.com <morgan@filmsight.com>

Tue 12/5/2023 10:40 PM

To:Fairfax Town Council <fairfaxtowncouncil@townoffairfax.org>

Dear Town Council,

I really appreciate all the hard work you've done over these many months on this very important issue!

The opposition continues to undermine, delay and obstruct the implementation of the ordinances without good cause.

Please vote for implementation.

Thanks very much,

Morgan Schmidt-Feng  
Fairfax tenant

## Rent Stabilization

Patrick <patrick96z2000@yahoo.com>

Mon 12/4/2023 12:07 PM

To:Fairfax Town Council <fairfaxtowncouncil@townoffairfax.org>

Dear folks, I feel there is an urgent need to implement the pilot program for the rent stabilization program and approve the resolution to enter into an agreement with ECHO Housing for warm-line informational service.

There's no more time to waste!

Thank you, Patrick Costello  
Town Resident and Home Owner

**From:** PHILIP SALAVERRY <p.salaverry@comcast.net>  
**Sent:** Saturday, December 2, 2023 10:55 AM  
**To:** Michele Gardner <mgardner@townoffairfax.org>  
**Subject:** Hi Michele, can you forward the below to the council, thx.

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Dear Mr. Mayor and council,

According to the staff report associated with the upcoming agenda meeting on Dec 6 2023 the latest estimated cost to implement Rent Control in Fairfax is a whopping \$123,000 taxpayer dollars.

Mr. Mayor, the town attorney stated back in September that she had billed the town \$22,000 for legal fees for Rent Control up to that point.

(I assume the attorney has, or will, bill the town additional monies for the extra work she has done on Rent Control since that time.)

The council is now contemplating spending an additional \$36,000 for a "warm-line" answering service to field calls from renters and housing providers. In less than 11 months the people of Fairfax will decide Rent Control at the ballot box.

If the council decides to spend \$36,000 on a warm-line service now and the voters reject Rent Control in Nov 2024 the council will have squandered \$58,000 dollars of our hard earned money.

I urge the council to conserve our town funds until the people have had their voice heard.

Thank you, Philip Salaverry (Fairfax resident)

## FW: Item 4 (report on rental protections implementation), TC meeting 12/6/2023 public comment

Mon 12/4/2023 11:18 AM

To: Fairfax Town Council <fairfaxtowncouncil@townoffairfax.org>

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**From:** R Hamer <hamer2010@live.com>

**Sent:** Monday, December 4, 2023 10:18 AM

**To:** Michele Gardner <mgardner@townoffairfax.org>; Heather Abrams <habrams@townoffairfax.org>

**Subject:** Item 4 (report on rental protections implementation), TC meeting 12/6/2023 public comment

Dear Mayor and Council,

Implementation, including the proposed “warm-line” answering service is an essential step to ensure landlords have a path to a fair and reasonable right of return. At this time both landlords and tenants are frozen in their tracks about how to comply with rental protections meant to be one of the components to help stabilize our local housing market. By providing tools such as a warm-line answering service, landlords will not be misguided and know how to act lawfully and provide fair housing at fair prices with a fair and stable return on investment.

I would encourage the selection of a service provider that is local and neutral; and to use staff to the greatest length possible to minimize costs.

Thank you,

Ric H

From: Stacy Messerschmidt <info@stacymesserschmidt.com>

Sent: Sunday, December 3, 2023 6:07 PM

To: Heather Abrams <habrams@townoffairfax.org>

Cc: Michele Gardner <mgardner@townoffairfax.org>

Subject: How can we save the warm line money and spend it on our town marketing and on more local events

Hello,

Stacy here, I live in San Geronimo and have an office in Fairfax.

I would like to propose creating a warm line with a dedicated phone that maybe myself and if someone else wants to volunteer to take the call on. Then we can spend the money other other important things. Lets chat.

Thank you,  
Stacy

Would love to know more about what it will take and how we can maximize efforts!

Stacy Messerschmidt  
Love for breakfast Studios

Fairfax, CA  
949-278-9276

## Please approve the staff report on implementing the tenant protection ordinances

Susan Mulloy <susanmulloy58@gmail.com>

Wed 12/6/2023 2:16 PM

To:Fairfax Town Council <fairfaxtowncouncil@townoffairfax.org>

Dear Town Council members and Town of Fairfax staff:

I am very pleased that you will be discussing the staff report at tonight's Town Council meeting. I would like to be present but I have a stubborn ear infection. I hope to phone in my comment via zoom. The 3 recommendations of the staff report are doable and cost-effective. The need for tenant protections on rent stabilization and just cause eviction protections is clear. Recent studies have focused on the growing crisis of housing costs for low income elders. Combined with the cost of long term care that will be needed for our aging population, this double threat to our community will be mitigated in part by the ordinances you voted to approve in November of 2022. It is time to inform our community of the rights and responsibilities of landlords and tenants under these laws.

I thank you for your proactive work to keep responsible tenants in their homes. If you have time, read the attached report from the Harvard Joint Center on Housing Costs.

Sincerely,  
Susan Mulloy  
Fairfax tenant  
Bennett House

<https://www.npr.org/2023/11/30/1215460460/housing-seniors-affordable-harvard-report-baby-boomers>

(No subject)

Suzanna Aguayo <suzanna@filmsight.com>

Tue 12/5/2023 6:28 PM

To:Fairfax Town Council <fairfaxtowncouncil@townoffairfax.org>

I am writing to urge the council to implement the rent ordinances without any further delay. The opposition continues to undermine, delay and obstruct the implementation of the ordinances without good cause. Please vote for implementation.

Thank you.

Suzanna Aguayo  
Fairfax Tenant

## Public Comment for 12/6 Town Council Meeting--keep for records

Teliha Draheim <tdraheim@imagewestdesign.com>

Mon 12/4/2023 11:33 AM

To: Barbara Coler <bcoler@townoffairfax.org>; Stephanie Hellman <shellman@townoffairfax.org>; Chance Cutrano <ccutrano@townoffairfax.org>; Bruce Ackerman <backerman@townoffairfax.org>; Lisel Blash <LBlash@townoffairfax.org>  
Cc: Christine Foster <cfoster@townoffairfax.org>; Michele Gardner <mgardner@townoffairfax.org>; Heather Abrams <habrams@townoffairfax.org>

 1 attachments (1 MB)

124 Ltr. to TC.pdf;

**Fairfax Town Council:** I am writing to request the attached letter be added to the public comments record relating to Agenda item #4, pertaining to the discussion of implementation of a rent stabilization program, during the Fairfax Town Council meeting scheduled for December 6, 2023.

**Michele:** Can you please confirm receipt of this email and letter and acknowledge that it will be included in the Agenda Package for the Fairfax Town Council meeting scheduled for December 6, 2023. Please do not include my contact information with this posted letter.

Thank you,

Teliha Draheim



12/4/2023

To Mayor Cutrano and Council Members Coler, Ackerman, Blash and Hellman:

The Fairfax Town Council works in mysterious ways. A year ago, in November of 2022, without notifying stakeholders most affected by their upcoming decisions, the Council voted to adopt two ordinances relating to rent stabilization and just-cause-for-eviction, greatly exceeding the regulations established by the State of California in the Tenant Protection Act of 2019, and establishing Fairfax's ordinances as the most punitive in the state for housing providers.

In the aftermath of public outrage, the citizens of Fairfax demanded their constitutional rights by twice collecting enough signatures to place a citizen's ballot initiative on the November 2024 ballot. This initiative seeks to repeal Fairfax's rent control and just-cause-for-eviction ordinances and provide voters the opportunity to democratically decide the outcome of decisions that will greatly affect their lives and their future.

Yet, instead of heeding this clear call for a pause, the Fairfax Town Council continues to aggravate and escalate the damaging divisiveness their decisions have caused in our town, by considering implementation of the two ordinances prior to hearing the outcome of the vote of the people.

Though exact dollar amounts related to costs associated with creating these ordinances are difficult to verify, according to Fairfax Town Records, the Town has already paid \$287,386 over the budgeted \$190,000 to the Town Attorney in 2022 and approved a 93.7% increase, totaling \$368,000, for the Town Attorney in 2023. For implementation of these laws, Legal Aid of Marin's yearly fee is \$40,000 and the City of Berkeley will charge an additional \$76,000 per year. This does not include the creation of additional data security systems, the hiring of additional staff or creating additional office space to handle the extra work load in Fairfax.

With the proposed plan, a database containing tenant's personal information and income will be developed. A 19-step appeals process with the Berkeley Rent Board will be required of both housing providers and tenants for resolving disputes and other assessments. Did anybody think to ask why the City of Berkeley will be getting our taxpayer money and providing litigation on our local properties?

At the November 1<sup>st</sup> meeting of the Fairfax Town Council, the citizens of Fairfax spoke again, collecting enough signatures in a resident petition to place an item on the agenda requesting that the Council provide a public presentation outlining the projected costs of implementation, the timeline, and the responsibilities and fees of hired outside consultants, prior to implementing the system. The fact that this fiscal accounting was never determined or presented to the public who will be footing the bill through their taxes, is hard to believe. It's also hard to believe that the residents of Fairfax must continually remind our elected officials of our constitutional rights to voting and free speech.

In adopting and implementing extra rent control and just-cause-for-eviction ordinances, the Council piles an excessive amount of cost, administrative duty and government control upon a town "*with a village-like aesthetic*", that fiercely doesn't need or want this kind of government control. It is truly disheartening when the Town Council's reaction to a citizen ballot initiative for a democratic vote and demand for fiscal accounting is to proceed with more of their personal ideology, more government control and more expense imposed upon the people of Fairfax.

These ordinances have caused nothing but divisiveness and anger between the Fairfax Town Council and the entire town. Why not pause and consider a fresh start? A fresh start provides an opportunity to reassess and re-evaluate the issue from a new perspective, consider alternative solutions, and find common ground to move forward. A fresh start provides new opportunities to engage with the community and gather input, building trust and strengthening relationships between policymakers and their constituents. This will help ensure that any future decisions made take into account the needs and concerns of the entire community and are more likely to be accepted and supported by residents.

When facing complex issues, policymakers can become entrenched in their own positions and lose sight of the bigger picture. There is no greater goal to which humanity can aspire than achieving unity and peace, yet this commodity seems to be in short supply both locally and worldwide.

Competing ideologies foster the continuation of war and division. Taking a pause will allow all voters the opportunity to have a voice and give everyone time to evaluate where we are. If Fairfax is a microcosm of the world, let's begin by achieving peace and unity here.

Teliha Draheim, Fairfax resident 28 years

## George Russell: Larkspur passes 'worst Marin roads' trophy to Fairfax

Marin Independent Journal • December 3, 2023 at 10:30 a.m.

### Passing the Trophy

RUSSELL  
12/2/23  
MARIN  
INDEPENDENT  
JOURNAL



Fairfax roads are considered "at risk" with the worst roads in Marin County. Yet the Fairfax Town Council, locked in ideology, pushes ahead, wasting our taxpayer money on excessive and unpopular rent stabilization programs ahead of a November 2024 vote initiated by the public! **This wasteful public spending must stop now!**

## You've made it - kind of! Re:rent ordinance implementation steps this Wednesday

Veronica Geretz <geretzvj@gmail.com>

Mon 12/4/2023 8:44 AM

To:Fairfax Town Council <fairfaxtowncouncil@townoffairfax.org>

Hey Fairfax Town Council warriors,

I wanted to just congratulate you on enduring! My goodness, has it seemingly been one of the most brutal years I've witnessed as far as our Town Council leaning boldly in the direction our Town residents need and y'all facing the whiplash of folks not able to be so brave.

Thank you, immensely. My apologies for not having the time to continue to show up as I would have liked to support you and this work. Rest assured I've been following along. It's so remarkably heartwarming and settling amidst so much that is otherwise in the world right now, that y'all have on the agenda for this Wednesday an intention to begin to put some real feet on the rent ordinance by way of the phone service, registration platform and hearing examiner.

YOU ARE RESILIENT. And you're resiliently making this groundbreaking renters protection grow roots here in Fairfax. It makes me soooooo proud to live here. And that pride has felt hard over the past few years. So thank you. Deeply.

Wishing you the continued confidence to know you are doing such necessary and impactful work.

With reverence,  
Veronica Geretz, M.A.  
Peace & Justice Studies  
E-RYT500  
she/her/hers  
[www.veronicageretzyoga.com](http://www.veronicageretzyoga.com)

"Because the relationship between self and world is reciprocal, it is not a matter of first getting enlightened or saved and then acting. As we work to heal the Earth, the Earth heals us. No need to wait. As we care enough to take risks, we loosen the grip of ego and begin to come home to our true nature." ~ Joanna Macy

*\*My working hours may not be your working hours. Please do not feel obligated to respond outside of your working hours.\**