

FW: TC meeting 11/01/2023 item 4 "Discuss/consider Residents' Petition..."

Michele Gardner <mgardner@townoffairfax.org>

Tue 10/31/2023 11:22 AM

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

From: R Hamer <hamer2010@live.com>

Sent: Tuesday, October 31, 2023 11:15 AM

To: Michele Gardner <mgardner@townoffairfax.org>

Subject: Re: TC meeting 11/01/2023 item 4 "Discuss/consider Residents' Petition..."

👤 FOR THE TOWN COUNCIL

Dear Council,

I wish to discourage the Council from taking any action on the resident petition of concern before you during the November 1, 2023 public hearing.

The petition is another example sponsored by a select few that will result in unintended consequences harming landlords. By not funding the process allowing a landlord to petition the Town and have a case by case review of the "right for a reasonable return", a landlord would not be able to recoup costs incurred by utility costs or increases; tax increases; insurance increases, etc. in cases when these increases were not adjusted prior to March 2, 2022 or when aggregate cost increases have exceeded the allowable rent increase cap.

There can be substantial money involved. As an example, the property where I am a tenant does not have separate utility meters and the landlord is now on the hook for at least twelve months of PG&E at about \$150.00 per unit. This is an impact of up to \$1,800.00 per unit (to date) times the number of units, there are 13 units.

The reservation for a petition process (by any party) is granted under D and H of the rent stabilization ordinance. Should any landlord elect to have their circumstances reviewed by the Town, and for a review to be processed, the Town must have funded implementation of the ordinances.

The "until an accurate" threshold is oddly too nebulous for the Town to comply with the demand of the petitioners. The resident petition of concern seeks to eliminate funding by setting a subjective threshold that is unobtainable on its face.

Thank you for your consideration,

Rick Hamer
Fairfax resident