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April 14, 2024

San Rafael City Council
Via email: city.clerk@cityofsanrafael.org

Dear Esteemed Council Members,

We are writing to urge you to take action tonight to address the displacement currently taking place in the Opportunity Zone in San Rafael's Canal neighborhood. We stand with local tenants in their pleas for relief and we urge your immediate action to prevent further mass displacement and gentrification by passing a temporary ordinance to protect renters in the Opportunity Zone.

Aggressive investor activity and predatory housing practices targeted in the Canal neighborhood is causing an immediate threat to the homes of some of the County's most vulnerable residents. This Council has taken action in the past to provide much-needed protections in this area and we call on you to do so now with urgency. Families are experiencing unjust treatment. They are bearing incredible levels of stress and disruption to their daily lives. They are losing their housing and being forced to remove their children from school and leave Marin. Local businesses struggle to find and retain the workers that fuel our local economy. These realities undermine the strength of our community and they are wholly unacceptable to our shared values of racial and economic justice. We can do better and we need to move quickly.

We urge you to adopt the urgency ordinance in front of you tonight, and then to follow this action with the adoption of city-wide protections.

Best,

Jennifer Silva
Board Chair

P.O. Box 9633, San Rafael CA 94912 www.marinMEHC.org info@marinMEHC.org

Tax deductible donations made payable to MEHC will be administered by MarinLink, a 501(c)(3) nonprofit corporation that promotes and sponsors community-based projects.

From: Ethan Strull [REDACTED]
Sent: Sunday, April 14, 2024 10:19 PM
To: Distrib- City Clerk <city.clerk@cityofsanrafael.org>
Subject: Regarding Agenda Item 6a

Dear Mayor Kate and San Rafael City Council,

Thank you for listening to San Rafael citizens and non-profit organizations and considering these important protections for Canal renters. This Urgency Ordinance would have direct, immediate impacts for residents of the 400 Canal building and other buildings in the area. As you know, eviction for many low-income renters has drastic impacts that range from homelessness, overcrowding, or displacement from our County. Especially when eviction is no fault of one's own, it is extremely important to mitigate these life-altering consequences.

Ensuring that tenants have the costs of relocation covered and a right to return without significant rent increase would reduce housing instability and displacement while buildings receive much-needed renovations. It would also reduce developers' incentive to renovate buildings in order to drastically raise rent and cater to a higher-income renter but rather encourage reinvestment into existing tenancies. Thank you for considering this Urgency Ordinance, and please take action today to approve it.

This ordinance makes clear that San Rafael can and will take meaningful actions to keep working-class community members housed. It will have huge impacts for a small slice of our city's renters, but it will not reduce displacement and rising rents for many who live outside the Canal or face housing instability with differing causes. I look forward to continuing conversations at City Council meetings to establish renter protections that encompass our entire community.

-Ethan

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From: notify@proudcity.com <notify@proudcity.com>

Sent: Thursday, April 11, 2024 9:21 PM

To: Info <info@cityofsanrafael.org>; Open Data <opendata@cityofsanrafael.org>

Subject: New submission from Contact City Council

Name

Shannon Griffin

Email

[REDACTED]

Subject

Opportunity Zones

Message

Dear Mayor Kate and City Council members,

I am writing concerning an item on the next meeting's agenda:

Anti-Displacement Urgency Ordinance in the Opportunity Zones (OZ). Unfortunately, it does not appear that I will be able to attend the meeting to share my thoughts.

The purpose of the Tax Cuts and Jobs Act of 2017, resulting in the 'Opportunity Zones', was to spur economic growth and create jobs by incentivizing investment in low income regions. Very unfortunately, what we see in San Rafael is that they provide wealthy investors significant opportunities to gentrify poor neighborhoods and provides zero opportunities for low income residents who are forced to move due to apartment upgrades. I very much appreciate the Council's effort to mitigate this extremely disruptive and amoral type of investment with your proposed Anti-Displacement Urgency Ordinance in the Opportunity Zones. Residents of the Canal do not need more burdens and pain in their lives. I thank you for this proposed Ordinance and pray it will be passed.

Address (optional)

[REDACTED]

San Rafael, CA 94903

[Map It](#)