

**From:** Lillian Trac [REDACTED]  
**Sent:** Monday, March 1, 2021 3:32 PM  
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**Subject:** Renter Relocation Assistance - Canal Opportunity Zone

Mayor Colin and San Rafael City Council members:

I wrote an e-mail to Ethan Guy regarding my opposition to the legislation as it is currently proposed, and I am sending you a copy of the e-mail as the automated response from Mr. Guy's e-mail says that he is only working on a part time basis, and I wanted to make sure that my opinion is heard in a timely manner.

Here is the text of my e-mail:

Mr. Ethan Guy,

First off, let me apologize for not having sent this email to you earlier, given that the meeting on this issue is being held today. I had intended to attend the virtual meeting, but I realize that I have a schedule conflict.

I am writing to you as a homeowner of over 17 years in the project area. My husband and I live in one of the single family homes in the project area, and while we don't intend to rent our home out, so the rules will not affect us; I would like to note that we are not in support of this rule being applied to just the project area.

The reason why we do not support the limited application of the rule is that it singles out the San Rafael Canal. Such a rule, requiring rental relocation of up to \$21,380 if an owner chooses to leave the rental market, would adversely affect the property value of the homes in this neighborhood. The homes in the Canal already suffer from the stigma of being in a dense neighborhood, without street parking, and where residents are ticketed if they parked in the curb cut in front of their driveways for longer than 24 hours. Applying yet another rule to this neighborhood would further dampen enthusiasm for new residents to move here.

Outside of the single family homes, this rule would also dampen enthusiasm for developers to take on redevelopment in the project area. My concern for this policy is that it will encourage developers to develop greenfield sites rather than choose to build in our neighborhood that is already served by public transit and is near an employment center. As an environmentalist, I want city policies that encourage building in already dense neighborhoods rather than the constant sprawl that our land use policies have supported in the past.

If the city council believes that renter relocation assistance is a good policy (which by the way, I generally support), then this policy should be extended to include **ALL of San Rafael**. This means that every part of the city will be similarly burdened by this legislation. This is how San Francisco treats renter relocation assistance, and I have no problem with SF's policy.

I hope that the City Council weighs all of the costs and benefits of this policy before targeting our Canal community. I recognize that the legislation is well meaning, and is an attempt to shield apartment dwellers from mass eviction should their landlord want to redevelop, but I think that it needs to be more fairly applied across the city, and preferably Marin County, although I recognize that the San Rafael City Council has no jurisdiction over the County.

Thank you for your consideration of my view.

Yours,  
Lillian Trac

