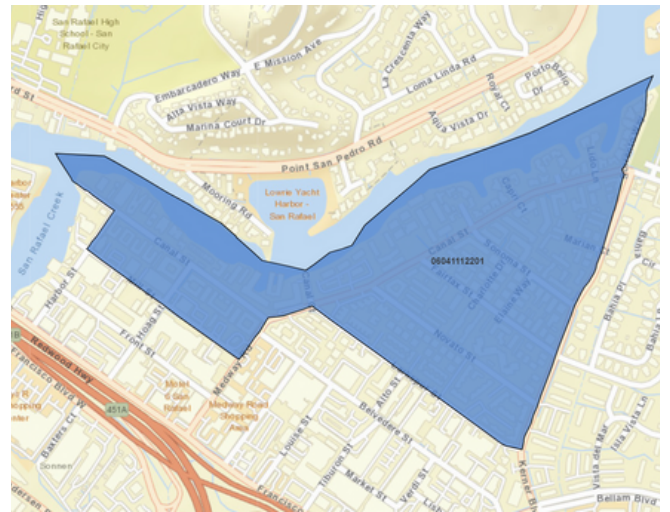


# City of San Rafael Must Urgently Pass Temporary Renter Protections for Canal Neighborhood

## There is a displacement crisis in the Opportunity Zone

- The City must take urgent and immediate action in the Opportunity Zone to prevent mass displacement and gentrification.
- Tesseract Capital Group bought the **400 Canal** apartments, increased rents and fees up to 10% for all units, and evicted families in 21 units.
- In 2023 the **Camelot Apartment** owner increased residents' rents between 4.9% to 10%.
- The City must live up to its values of racial justice and economic justice by preventing these widespread predatory housing practices.

**Map of the Opportunity Zone in the Canal**



## Ordinance needed to protect Canal renters

Until the City adopts all feasible citywide tenant protections, as determined through Housing Element implementation, City Council must use its powers under State law to immediately pass a temporary ordinance in the Opportunity Zone to:

### STOP UNJUST RENT HIKES

Rent increases should be limited to **3% annually**, in all units permitted under State law.\*

### STOP UNJUST EVICTIONS

Substantial repairs should only justify temporary displacement, **not eviction.**

\* State law allows for rent caps on multi-unit rental properties (including duplexes that aren't owner-occupied and ADUs) that were constructed before 1995 and on single family homes that are owned by a corporation. The statewide rent cap that applies to all such properties is equal to the consumer price index plus 5%.

