

From: [Michael Burke](#)
To: [City Clerk](#)
Subject: Council meeting on rent control
Date: Wednesday, March 15, 2023 8:04:16 AM
Attachments: [image001.png](#)

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Would you please circulate this to the City Council members?

Dear Mayor Paulson and members of the City Council,

I have previously written you regarding your considering rent control in Larkspur. Mayor Paulson got back to me and said it would be better if I came to speak at a meeting instead. I did that at your last meeting and was cut off on the timer before I could finish my thoughts. Here is the balance of what I wanted to say:

“I do applaud you for conducting the outreach program first before considering directing staff to prepare such an ordinance. The Town of Fairfax did not do such an outreach and they have a Town in revolt on their hands. As people found out about the new ordinances they were outraged, not just by the overreaching ordinances, but by the total lack of communication about them before enacted. The voters are demanding that the ordinances be rescinded and put out for a vote by the people.

If you are considering enacting such an ordinance, I would ask that you do the same. Put it on the ballot where it belongs for all to vote on. When I suggested this at the meeting, one response was that you do not want it as a voter approved ordinance as you would not be able to easily modify later it as needed. If I could suggest then, a non-binding voter directive/opinion on your ordinance to be placed on the ballot. Hopefully you would act in the direction of that measure's outcome.

I did not see many housing providers at the meeting. How did you notice property owners about the workshop. I found out about it in the IJ. I am happy to help notify Larkspur apartment building owners if you can give me a “heads up” for your next outreach meeting.

Larkspur's situation is unique to most communities in that you have one very large complex in which the previous owner (Pell) kept rents significantly below market. Now with a new owner (Prime) they are trying to bring the building up to market as soon as possible. This is a problem faced by many small apartment buildings that are sold. The size of this building is what makes it unique and in the public eye.

If you want to move forward with some sort of rent control, I would suggest this approach. Find some temporary agreement with Prime that will tide things over for the next two years.

Hold public meetings, inform property owners, and draft an ordinance that will be placed on the ballot for all Larkspur voters to vote on. This way it will be accepted. Anything implemented as an ordinance by the Town Council without a vote of the people will meet with the same, but more organized, resistance that Fairfax is seeing.

I am available to meet with any of you to further discuss this. I have 50 years of apartment building experience in Marin and I often work with Cities and Town Councils.

Best,
Michael Burke



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