

**From:** [Catherine Way](#)  
**To:** [Dan Schwarz](#); [Alison Foulis](#)  
**Subject:** Fw: May 22, 2023 City Council Meeting Regarding Rent Control  
**Date:** Monday, May 22, 2023 7:47:02 AM

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**From:** Elif Kimyacioglu <Elif.Kimyacioglu@primegrp.com>  
**Sent:** Sunday, May 21, 2023 10:45 PM  
**To:** Catherine Way <cway@cityoflarkspur.org>; Scot Candell <scandell@cityoflarkspur.org>  
**Cc:** Will Madison <will.madison@primegrp.com>  
**Subject:** May 22, 2023 City Council Meeting Regarding Rent Control

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Catherine and Scot,

As you know, we continue to oppose rent control in favor of our means-tested rental assistance and rental increase cap programs. We nonetheless continue to participate in the public process Larkspur is undertaking to understand the problems and potential solutions before the community.

One of our primary reactions to the last meeting was the potentially misleading information the council is getting from the city manager and city attorney. The city attorney, when posed with the question of whether there is a prohibition on non-renewal, flatly stated no, rather than recognizing AB 1482 makes non-renewal illegal and allows no-cause evictions in four very specific circumstances. These exceptions are meant to give owners the ability to move out residents when required by law, or for addressing material (typically structural) system and building deficiencies.

The city manager also responded to a question about the city's ability to fund rental assistance with an answer that struck us as highly improbable: the city would need voters to pass a specific tax. Why can Marin County provide means tested assistance but Larkspur cannot?

Finally, we find it odd that the city manager proposes requiring an economic study to implement an increase beyond the rental increase cap for a single unit, yet no such economic study has even been suggested for the effects of rent control on Larkspur.

The city manager and city attorney are working hard to get up to speed on a complex topic with significant overlap of laws and existing programs. We point out these examples not to criticize the city staff but to show that for a small city to enact a regime on this topic requires time, study and significant resources. Because we have addressed the core problem of potential displacement of Larkspur residents with limited financial means, we fail to understand why the city believes it wise to devote such significant resources to the implementation of this regime, when it will increase city expenses, decrease city revenue, and primarily benefit residents with above average incomes at the expense of those residents most in need.

We hope you will consider these points as we head into the meeting tomorrow. We are happy to discuss further, in advance of the meeting, if you would like.

Best,

Elif

**Elif Kimyacioglu**

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