

From: [Elise Semonian](#)
To: [Alison Foulis](#)
Subject: FW: Rent control
Date: Monday, May 22, 2023 2:35:48 PM

From: AJ SDLA <sda888ajs@gmail.com>
Sent: Monday, May 22, 2023 2:35 PM
To: Dan Schwarz <dschwarz@cityoflarkspur.org>; Elise Semonian <esemonian@cityoflarkspur.org>; Gabe Paulson <gpaulson@cityoflarkspur.org>
Subject: Rent control

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Dear staff and Honorable Mayor

As a resident of Marin for almost 30 years, a property owner as well as a landlord, I have found that rent control does not help anybody get ahead. It typically benefits the tenant, but the landlord is not motivated to maintain their property so the property values go down, which means tax revenues go down and property resales go down since the rents does not justify the selling price.

I know that the town of larkspur is trying to provide more affordable housing as per the state and government regulations but enacting rent control may have the opposite effect of what you're trying to achieve. Since many landlords would rather take their units off the market then rent it for less due to rent control. So this could actually remove some low cost housing from your inventory for Larkspur which is the opposite effect of what you may be wanting.

I strongly urge the Larkspur city council to listen to its community of local housing providers and put an end to exploring the adoption of draconian rental regulations.

The city staff report yet again has failed to provide sufficient data in the justification of adopting rent control and rental regulations. You are failing all your community members by exploring added regulations based on biased anecdotal arguments.

As a local housing provider, I ask that the council and city staff engage key rental housing provider stakeholders to ensure transparency and equity among the Larkspur community before

adopting punitive unnecessary policies that will affect all parties.

Mayor Paulson, your city council and staff need to understand that there will be extensive ramifications that will drastically affect the availability of much needed rental and affordable housing in Larkspur.

You are asking housing providers to shoulder the burden of added regulations and fees that will result in pushing your community members out of providing housing. Do not burden your housing providers and focus on solutions that will benefit the entire community such as building much needed affordable housing.

AJ Shepard