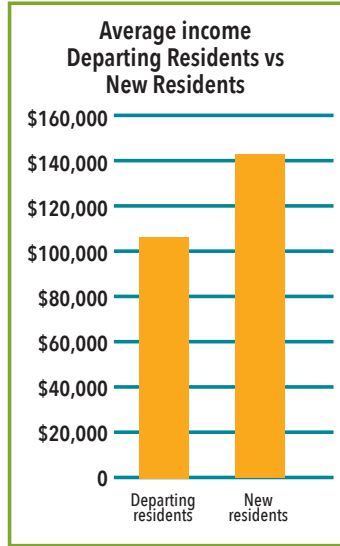


COMBATING DISPLACEMENT IN MARIN

California's historic affordable housing crisis is undermining the long-term stability of our neighborhoods and our economy here in Marin. Members of our community who have ties to Marin running back generations are increasingly facing displacement, and we need to make a change. To do that, leaders have rallied around the 3 P's of housing as a guiding principle: **Protecting vulnerable residents**, **Producing new homes**, and **Preserving existing affordable housing**. A series of ballot measures this November and ongoing reform efforts are putting this slogan into action to help secure Marin's future.



It is important to note that Marin Rent Stabilization provides protection for tenants living in apartment buildings that are at least 30 years old. **Single family homes, condos, townhomes and all housing built after 1995 are EXCLUDED from rent regulation measures, including Marin's local measures, by state law. Proposed regulations in Marin exclude all ADUs, JADUs, and some duplexes.** Most of Marin's larger apartment complexes were built before 1990, so rent stabilization measures do cover much of the professionally-managed rental housing. Overwhelmingly, small landlords are not impacted by these provisions.

DISPLACEMENT IS RAPIDLY CHANGING WHO LIVES IN MARIN.

We need affordable housing

The number of Marin evictions has skyrocketed recently: Compared to the first six months of 2023, 2024 has seen a nearly 80% jump in the number of unlawful detainers filed.

Long-term Marin residents are being pushed out

Marin has the highest rate of population loss in the entire Bay Area. This is due to decades of chronic underbuilding, which has fueled a massive housing shortage; Marin has created fewer homes per capita than any other Bay Area county, and our vacancy rate is one of the lowest in the country. As a result, landlords have the leverage to increase rental rates much faster than inflation. And because Marin's housing market is so tight, once people lose housing in Marin, they most often cannot find other housing and are forced to leave the community.

Those moving in have significantly higher incomes

The average income of a resident leaving Marin is \$107,000, while a new resident earns \$143,000.

Corporate ownership is a particularly dangerous issue

Displacement is occurring at a large scale in apartment buildings that are bought by large Real Estate Investment Trusts or LLCs through rising rents or eviction for the purpose of renovation. While many apartments need renovation in Marin, mass displacement must be avoided.

SOLUTIONS MUST ADDRESS IMMEDIATE AND LONGER-TERM NEEDS.

We need to Produce more homes and Preserve our existing stock of affordable homes

In November, Proposition 5 is the most crucial pro-housing initiative on the ballot, as it will allow voters to pass affordable housing bonds with 55% support as we already do with school bonds. Beyond this, though, community members must continue to advocate at local hearings in support of pro-housing reforms.

Why are Tenant Protections needed in addition to housing production?

Building enough homes isn't going to happen overnight. Resolving the decades-long supply shortage is extremely urgent, and it will inevitably **take time**.

If we want to immediately slow down widespread displacement, we need tenant protections now.

Several Tenant Protection measures are on Marin's ballot this November. Marin Environmental Housing Collaborative (MEHC) has provided the following [endorsements on local ballot measures](#).

LARKSPUR Measure K: YES

For duplexes and denser buildings built before 1995, Measure K limits annual rent increases to whichever is smaller— 60% of the Consumer Price Index (CPI) or 3%. It also increases tenant protections against no-fault evictions and temporary displacement, particularly for educators, students, the elderly, and persons with disabilities.

SAN ANSELMO Measures O and N: YES

These measures offer similar reforms as Yes on K, although they apply to triplexes and up, and they allow for a 5% increase in rent.

FAIRFAX Measure I: NO

For duplexes and larger projects built before 1995, **Measure I would repeal** an ordinance that increases tenant protections and limits rent increases to 75% of CPI or 5%.