

Dear San Anselmo Town Council and Staff:

Thank you for passing a rent stabilization ordinance for San Anselmo.

We, the undersigned (cc'd), now urge you to develop a just cause evictions ordinance and to introduce and adopt said ordinance as soon as possible. Rent stabilization without eviction protections creates an incentive for landlords to evict long-term tenants with stabilized rents in order to jack up rents on new tenants. The town must pass strong just cause eviction protections to prevent this from happening and stop the displacement of our neighbors.

When considering a just cause evictions ordinance, we ask that the council draw from the ordinance being proposed by the people of Larkspur as a ballot measure for the November election. [Click here for the full ordinance text.](#)

The sections covering just cause evictions span from pages 9-31 and include the following sections:

- 6.30.070 Just Cause for Eviction Protections.
- 6.30.080 At-Fault Just Causes for Eviction.
- 6.30.090 No-Fault Just Causes for Eviction
- 6.30.100 Tenant Safety Plans for Repairs, Construction, and Substantial Renovation of Occupied Rental Properties.
- 6.30.110 Provisions Applicable to All Eviction Actions.
- 6.30.120 Buyout Offers and Agreements.

We would like to highlight these specific provisions as being of particular importance for the council:

Right of Return

Please establish an indefinite right of return (AKA right of first refusal) for tenants subject to a no-fault eviction. If a tenant is evicted due to no fault of their own, they deserve to have the opportunity to reoccupy their former rental unit at their previous rent, plus any legally permitted rent increases, if the unit goes back on the rental market. Without this provision, landlords may easily circumvent the town's new rental cap by using a no-fault eviction (e.g., removal from the rental market) to evict their existing tenant, then reintroduce the rental unit on the market at a much higher rent. Making this right of return indefinite is the fairest standard for tenants and the most robust way of preventing this potential loophole from being exploited. One [study](#) analyzing Ellis Act evictions in San Francisco strongly suggests that the right of return must last at least five years to prevent landlord abuse.

Relocation Payments

Please establish relocation payments for tenants subject to a no-fault eviction that are commensurate with the actual costs of local relocation within our community. We ask that the council set relocation payments equal to four times the monthly fair market rent for the rental units being vacated, or \$8,000, whichever is more. This approximates the real costs tenants are likely to face upon being displaced: the first and last month's rent of their new rental unit, a security deposit (this can significantly exceed one month's rent), and moving expenses. Relocation payments that do not actually cover the costs of local relocation will result in San Anselmo renters being forced out of our community, even though they have done nothing wrong and are being evicted due to no fault of their own.

Additional Protections for Vulnerable Communities

Please establish robust protections against displacement for our most vulnerable community members: tenants who are elderly, disabled, or terminally ill, as well as teachers and students during the school year. Here are some specific provisions to protect these groups:

1. Require an additional relocation payment of \$4,000 to tenant households with a tenant who is elderly (62+), disabled, or terminally ill.
2. In the case of an Ellis Act Eviction, require a notice period of one year for tenant households with a tenant who is elderly (62+), disabled, or terminally ill.
3. Prohibit owner move-in (no-fault) evictions for tenant households with a tenant who is elderly (62+), disabled, or terminally ill, unless the landlord or their relative who is to occupy the unit is also disabled or terminally ill.
4. Prohibit owner move-in (no-fault) evictions for tenant households with a tenant who is either a student or educator during the school year.

Thank you for carefully considering these critical protections for San Anselmo renters. Please move quickly to develop, introduce, and adopt a just cause evictions ordinance for our town.

Sincerely,

Organizations:

Alliance of Californians for Community Empowerment

California Center for Movement Legal Services

Community Action Marin

Legal Aid of Marin

Marin Democratic Socialists of America

Marin Environmental Housing Collaborative

North Bay Labor Council

Showing Up for Racial Justice Marin

San Anselmo Residents:

Kyle Amsler, San Anselmo renter

Erin Aradi, San Anselmo homeowner

Sacha Badame, San Anselmo renter

Daniel and Michelle Brogowski, San Anselmo renters

Lynne Carlson, San Anselmo renter

Sara Chappelle, San Anselmo renter

Pamela Odetto, San Anselmo renter

Scott Pirtle, San Anselmo renter

Curt Ries, San Anselmo renter

Kathrin Smith, San Anselmo renter