

# CITY OF RICHMOND

## RENT CONTROL REFERENDUM TALKING POINTS

Rent Control in Richmond is:

### **Unfair:**

- Some renters would get rent control, but most would not. There are over 30,000 rental units in Richmond. Rent Control will benefit less than 10,000 units.
- Rent Control will have an adverse impact on the remaining available market rate units by causing those rents to sky-rocket, just like in Oakland and San Francisco. Rents for the middle-class, including teachers, public safety employees, nurses and working families will no longer be affordable and they will have to leave Richmond.

### **Unaffordable:**

- The City is already facing a financial crisis and is strapped for money to fund important projects already. Creating a new rent control bureaucracy will cost the City an additional \$1.6 - \$2 million to oversee. These funds should be used for police officers, job training, park improvements, recreational programs, senior programs, and street improvements.
- "Just Cause" makes building new rental housing less appealing for homebuilders because of the inability for landlords to evict bad tenants. This reduces housing production which in turn creates a greater gap in housing affordability. The middle class is priced out.

### **Unsafe:**

- Rent control and "Just Cause" will make it more difficult to evict bad tenants such as drug dealers, criminals and rowdy neighbors. Tenants will be less likely to report bad neighbors for fear of retribution.
- Rental income restrictions will steer investors away, leaving landlords with decreasing means to pay for necessary repairs, leaving units to become dilapidated. This will lead to blighted neighborhoods.
- Vital safety improvements will be delayed or ignored if a landlord will have to go before a hearing to request permission to do important maintenance and repairs. This is another bureaucratic bottleneck.