

COUNTY OF MARIN

033

Voter Information Guide and Sample Ballot

GENERAL ELECTION

Tuesday, November 5, 2024

NEW SINCE THE 2020 GENERAL ELECTION

All active registered voters will be mailed a vote-by-mail ballot, starting October 7th

- Return it by mail, into an Official Drop Box, or to a Vote Center, see next pages

You may vote in person at any one of 21 Marin Vote Centers

- Vote Centers replaced polling places in 2022
- Vote Centers are open for more days, see next page for times and locations

Marin County Elections Department
3501 Civic Center Drive, Room 121
San Rafael, CA 94903
415-473-6456 | elections@marincounty.org
www.marinvotes.org



IN-PERSON VOTING

Vote at a Vote Center if you need a replacement ballot, did not register by October 21 deadline, prefer to vote in person or on an accessible ballot marking device. Voting is accessible at all locations.

Vote Centers will be open as listed below

- You may vote at any location, Drop Boxes at all locations
- November 5, 2024, all 21 Vote Centers open 7 am to 8 pm

**AVOID
LINES**
Vote early or
by mail

26-Day: Weekdays, Oct 7 to Nov 5; Weekends, Oct 26 - 27 and Nov 2 - 3			Pre-Election Day Hours
SAN RAFAEL	Marin County Elections Dept	3501 Civic Center Drive, Suite 121	Weekdays: 8:30 am - 4:30 pm Weekends: 9 am - 5 pm (Election Day: open 7 am to 8 pm)
11-Day: Oct 26 to Nov 5		November 5 (Election Day) open 7 am to 8 pm	Pre-Election Day Hours
MARIN CITY	Marguerita C. Johnson Senior Center	640 Drake Ave	9 am - 5 pm
NOVATO	United Methodist Church	1473 S Novato Blvd	9 am - 5 pm
SAN GERONIMO	San Geronimo Valley Community Center	6350 Sir Francis Drake Blvd	9 am - 5 pm
4-Day: Nov 2 to Nov 5		November 5 (Election Day) open 7 am to 8 pm	Pre-Election Day Hours
FAIRFAX	Women's Club	46 Park Road	9 am - 5 pm
KENTFIELD	Saint Sebastian's Catholic Church	373 Bon Air Road	10 am - 6 pm
LARKSPUR	Redwoods Presbyterian Church	110 Magnolia Ave	November 2 & 4: 9 am - 5 pm November 3: noon - 8 pm
MILL VALLEY	Homestead Valley Community Center	315 Montford Ave	9 am - 5 pm
MILL VALLEY	Tam Valley Community Center	203 Marin Ave	8 am - 4 pm
NOVATO	City Hall	901 Sherman Ave	9 am - 5 pm
NOVATO	Hamilton Community Center	503 South Palm Drive	9 am - 5 pm
NOVATO	Nativity of Christ Greek Orthodox Church	1110 Highland Drive	November 2 & 4: 9 am - 5 pm November 3: 11 am - 7 pm
NOVATO	School District Offices	1015 7th Street	9 am - 5 pm
PT. REYES STATION	West Marin Health & Human Services Center	1 Sixth Street	9 am - 5 pm
SAN ANSELMO	American Legion Hall	120 Veterans Place	9 am - 5 pm
SAN RAFAEL	Health & Human Services Wellness Center	3240 Kerner Blvd	9 am - 5 pm
SAN RAFAEL	First Presbyterian Church	1510 5th Ave	November 2 & 4: 9 am - 5 pm November 3: noon - 8 pm
SAUSALITO	City Hall	420 Litho Street	9 am - 5 pm
TIBURON	Westminster Presbyterian Church	240 Tiburon Blvd	9 am - 5 pm
2-Day: BOLINAS		Community Center	14 Wharf Road
			November 4th: 9 am - 5 pm Election Day, November 5: 7 am - 8 pm
1-Day: SAN RAFAEL		Albert J. Boro Community Center	50 Canal Street
			open Election Day only November 5: 7 am - 8 pm

Vote by Mail

Ballots mailed starting October 7

All active registered voters will get a ballot in the mail.

Allow 7-10 days for delivery.

Ballot Packet

Includes ballot, instructions and postage-paid return envelope. Date and sign your return envelope.

Return ballot using one of these options:

1. Into an Official Drop Box - see below
2. Mail your ballot - must be postmarked on or before November 5 and received by November 12.
A voter can ensure that a postmark is applied to their return ballot envelope by visiting a Postal Service retail office and requesting a postmark from a retail associate.
Also: Informed delivery is a great tool – it's free! Sign up online: <https://www.usps.com/manage/informed-delivery.htm>
3. At a Vote Center - see bottom of page

Official Ballot Drop Box Locations

Open October 8 to Election Day November 5

On Election Day Drop Boxes close precisely at 8:00 pm as required by law

Exterior sites available, 24 hour drop off

Belvedere City Hall	450 San Rafael Ave (lower level)
Bolinas Community Center	14 Wharf Rd
Corte Madera Recreation Center	498 Tamalpais Dr
Kentfield - College of Marin, Diamond Physical Education Center	700 College Ave
Marin City Library	164 Donahue St
Mill Valley City Hall	26 Corte Madera Ave
Mill Valley Community Center	180 Camino Alto (parking lot)
Novato City Hall	901 Sherman Ave
Point Reyes Station - West Marin Health & Human Services Center	1 Sixth St
San Anselmo Town Hall	525 San Anselmo Ave
San Rafael - Albert J. Boro Community Center	50 Canal St
San Rafael - Marin County Civic Center North Archway drive-up South Archway walk-up	3501 Civic Center Dr (on Vera Schultz Dr) (on Peter Behr Dr)
Sausalito City Hall	420 Litho St (parking lot off Bee St)

Interior sites available during regular business hours, 8 am to 5 pm

San Rafael - Marin County Civic Center Middle Archway lobby	3501 Civic Center Dr (Judge Haley Dr)
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Vote Center Drop Boxes

Each Vote Center will have a vote-by-mail Drop Box. See Vote Center page for open days and hours, or check marinvotes.org.



INFORMATION

Candidate Endorsements by Qualified Political Parties

Political Party Endorsements are published pursuant to California Elections Code Sec. 13302(b). Parties may endorse candidates for voter-nominated offices.

Party/Offices	Candidates
Republican Party U.S. Representative District 2 State Assembly District 12	Chris Coulombe Andy Podshadley
Democratic Party U.S. Senate (Full Term) U.S. Senate (Partial/Unexpired Term) U.S. Representative District 2 State Assembly District 12	Adam Schiff Adam Schiff Jared Huffman Damon Connolly
American Independent Party State Assembly District 12	Damon Connolly

No other parties submitted endorsements.

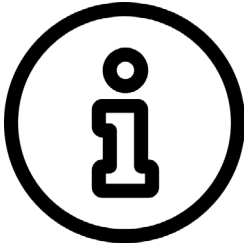
Source: State political party central committee notification letters to Registrar of Voters as of August 14, 2024. Parties are listed in order according to the randomized alphabet drawing conducted by Marin County on August 15, 2024.

CAMPAIGN FINANCE PLEDGE

The following candidates for California State Assembly District 12 have pledged to abide by campaign spending limits as specified in California Government Code Sec. 85400 and may publish a 250-word statement of qualifications in this voter guide. Candidates are listed in order according to the randomized alphabet drawing conducted by Marin County on August 15, 2024.

- Andy Podshadley, REP
- Damon Connolly, DEM

Office of United States Senate



There are two U.S. Senate contests on the November 5, 2024, General Election ballot.

The first contest is the regular election for the full 6-year term ending January 3, 2031.

The second contest is a special vacancy election (the current officeholder is temporarily filling a vacancy) for the remainder of the current term ending January 3, 2025.

You may vote for both contests.

Information on Electioneering and the Voting Process

WARNING:

ELECTIONEERING PROHIBITED!

Violations can lead to fines and/or imprisonment.

“Electioneering” is defined as “the visible display or audible dissemination of information that advocates for or against any candidate or measure on the ballot” and is prohibited within 100 feet of the entrance to the building that contains a polling place or vote center and within 100 feet of an outside location, such as a ballot drop box. (Elections Code section 319.5) For additional information on the prohibitions of electioneering, please visit our website at www.marinvotes.org

WARNING:

CORRUPTING THE VOTING PROCESS IS PROHIBITED!

Violations can lead to fines and/or imprisonment.

For additional information on what constitutes corruption of the voting process, please visit our website at www.marinvotes.org



Don't be late!

Did you know that a top reason why we can't count a ballot is because of a late postmark? Return your ballot before Election Day.

Voting Options



- Vote by Mail using the ballot sent to you
- In Person at any Vote Center
- Remote Accessible Vote by Mail (RAVBM)

Refer to pages printed in this guide for more information.

SAMPLE BALLOT

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SAMPLE BALLOT November 5, 2024, General Election Marin County, 2nd Congressional, 2nd Senate, 12th Assembly

Instructions to Voters: At vote center, use pen provided. By mail, use a ball point pen with blue or black ink. **NO RED INK. NO PENCIL.**

- **To vote for a candidate,** fill in the oval to the left of the candidate's name, like this .
- Vote for only the number of candidates allowed for each office.
- **To vote for a qualified write-in candidate,** fill in the oval to the left of the blank line for that office and write the name of the person on the line. (Qualified means a person who has filed to be a write-in candidate.)
- **To vote on a proposition or measure,** fill in the oval to the left of **YES** or **NO**, like this .
- **If you make a mistake** or damage your ballot, ask an election worker for another ballot. Vote by mail voters call the Elections Office at 415-473-6456 for instructions.
- **Keep your vote secret. Do not sign or initial your ballot. Do not mark your ballot outside of the ovals.**

PARTY-NOMINATED OFFICES	MEMBER OF THE STATE ASSEMBLY	CITY/TOWN
Candidates for these offices are the official nominee of the party displayed with their name.	District Twelve Candidates to the Assembly Vote for One (1) Party Preference:	Town of San Anselmo Member, Town Council Vote for no more than Three (3)
PRESIDENT AND VICE PRESIDENT	<input type="radio"/> ANDY PODSHADLEY Winemaker / Business Owner	<input type="radio"/> GUY MEYER Writer / Talkshow Host
Nominees of the qualified political parties and independent nominees for President and Vice President	<input type="radio"/> DAMON CONNOLLY California State Assemblymember	<input type="radio"/> KURT JOHNSON Community Resilience Director
Vote for One (1) Party:	NONPARTISAN OFFICES	<input type="radio"/> FORD GREENE Trial Lawyer
<input type="radio"/> JILL STEIN RUDOLPH WARE	SCHOOL	
<input type="radio"/> DONALD J. TRUMP JD VANCE	Tamalpais Union High School District Governing Board Member Vote for no more than Two (2)	<input type="radio"/> EILEEN BURKE Incumbent
<input type="radio"/> CLAUDIA DE LA CRUZ KARINA GARCIA	<input type="radio"/> IDA TIMES-GREEN Senior Program Coordinator	<input type="radio"/> CHANTEL L. WALKER Small Business Owner
<input type="radio"/> KAMALA D. HARRIS TIM WALZ	<input type="radio"/> JENNIFER "JENNY" HOLDEN Mother / Small Businessowner	<input type="radio"/> YOAV SCHLESINGER Technology Ethicist
<input type="radio"/> ROBERT F. KENNEDY JR. NICOLE SHANAHAN	<input type="radio"/> A. RAY CHAUDHURI Parent / Educational Advisor	<input type="radio"/>
<input type="radio"/> CHASE OLIVER MIKE TER MAAT	<input type="radio"/> AMOS KLAUSNER Parent	<input type="radio"/>
<input type="radio"/>	<input type="radio"/> NICHOLAS ONDREJKA Business Owner / Parent	<input type="radio"/>
VOTER-NOMINATED AND NONPARTISAN OFFICES	<input type="radio"/>	<input type="radio"/>

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SAMPLE BALLOT

<p>Candidates display a party preference (or None) for the information of voters. This is not a party endorsement or approval. The party preference of nonpartisan office candidates does not appear on the ballot.</p>	<p><input type="radio"/> _____</p> <p style="text-align: center;">COUNTY</p> <p>County Supervisor District Two</p> <p>Vote for One (1)</p> <p><input type="radio"/> HEATHER MCPHAIL SRIDHARAN Businesswoman</p> <p><input type="radio"/> BRIAN COLBERT San Anselmo Councilmember</p> <p><input type="radio"/> _____</p>
<p>UNITED STATES SENATOR</p> <p>There are two U.S. Senate contests on this ballot.</p> <ul style="list-style-type: none"> • One for the regular 6-year term ending January 3, 2031 • One for the remainder of the current term ending January 3, 2025 <p>You may vote for both contests.</p>	<p>UNITED STATES SENATOR</p> <p>Vote for One (1)</p> <p><input type="radio"/> ADAM B. SCHIFF United States Representative</p> <p><input type="radio"/> STEVE GARVEY Professional Baseball Representative</p> <p>Party Preference: DEM REP</p>
<p>Full Term Candidates to the United States Senate</p> <p>Vote for One (1)</p> <p><input type="radio"/> ADAM B. SCHIFF United States Representative</p> <p><input type="radio"/> STEVE GARVEY Professional Baseball Representative</p> <p>Party Preference: DEM REP</p>	<p>Partial/Unexpired Term Candidates to the United States Senate</p> <p>Vote for One (1)</p> <p><input type="radio"/> ADAM B. SCHIFF United States Representative</p> <p><input type="radio"/> STEVE GARVEY Professional Baseball Representative</p> <p>Party Preference: DEM REP</p>
<p>UNITED STATES REPRESENTATIVE</p> <p>District Two Candidates to the United States House of Representatives</p> <p>Vote for One (1)</p> <p><input type="radio"/> CHRIS COULOMBE Small Business Owner</p> <p><input type="radio"/> JARED HUFFMAN U. S. Representative</p> <p>Party Preference: REP DEM</p>	<p>UNITED STATES REPRESENTATIVE</p> <p>Vote for One (1)</p> <p><input type="radio"/> CHRIS COULOMBE Small Business Owner</p> <p><input type="radio"/> JARED HUFFMAN U. S. Representative</p> <p>Party Preference: REP DEM</p>

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VOTE ON BOTH SIDES 

SAMPLE BALLOT

MEASURES SUBMITTED TO THE VOTERS	
STATE	SCHOOL
<p>PROPOSITION 2</p> <p>AUTHORIZES BONDS FOR PUBLIC SCHOOL AND COMMUNITY COLLEGE FACILITIES. LEGISLATIVE STATUTE.</p> <p>Authorizes \$10 billion in general obligation bonds for repair, upgrade, and construction of facilities at K-12 public schools (including charter schools), community colleges, and career technical education programs, including for improvement of health and safety conditions and classroom upgrades. Requires annual audits. Fiscal Impact: Increased state costs of about \$500 million annually for 35 years to repay the bond. Supporters: California Teachers Association; California School Nurses Organization; Community College League of California Opponents: Howard Jarvis Taxpayers Association</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>	<p>Tamalpais Union High School District</p> <p>MEASURE B</p> <p>To complete high priority repairs and upgrades at local high schools, including replacing classrooms/ science labs/ technology; repairing/ replacing leaky roofs and inefficient heating/ cooling/ electrical/ plumbing systems; updating art/ music classrooms/ facilities; and replacing outdated portable classrooms, shall Tamalpais Union High School District's measure be adopted authorizing \$289,000,000 in bonds at legal rates, levying \$18 per \$100,000 assessed value while bonds are outstanding (\$20,700,000 annually) with independent oversight, audits, no funds for administrators and all funds locally controlled?</p> <p><input type="radio"/> BONDS YES <input type="radio"/> BONDS NO</p>
<p>PROPOSITION 3</p> <p>EXPANDS LOCAL GOVERNMENTS' AUTHORITY TO ENACT RENT CONTROL ON RESIDENTIAL PROPERTY. INITIATIVE STATUTE. Repeals Costa-Hawkins Rental Housing Act of 1995, which currently prohibits local ordinances limiting initial residential rental rates for new tenants or rent increases for existing tenants in certain residential properties. Fiscal Impact: Reduction in local property tax revenues of at least tens of millions of dollars annually due to likely expansion of rent control in some communities. Supporters: CA Nurses Assoc.; CA Alliance for Retired Americans; Mental Health Advocacy; Coalition for Economic Survival; Tenants Together Opponents: California Council for Affordable Housing; Women Veterans Alliance; California Chamber of Commerce</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>	<p>CITY/TOWN</p> <p>Town of San Anselmo</p> <p>MEASURE N</p> <p>Shall Ordinance No. 2024-1185, establishing a prohibition on residential real property annual rental rate increases (applied only to triplexes and larger) that exceed 60% of the Consumer Price Index or 5%, whichever is lower, and defining a base rent as the rent in effect on June 21, 2023, be adopted?</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>
<p>PROPOSITION 4</p> <p>AUTHORIZES BONDS FOR SAFE DRINKING WATER, WILDFIRE PREVENTION, AND PROTECTING COMMUNITIES AND NATURAL LANDS FROM CLIMATE RISKS. LEGISLATIVE STATUTE. Authorizes \$10 billion in general obligation bonds for water, wildfire prevention, and protection of communities and lands. Requires annual audits. Fiscal Impact: Increased state costs of about</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>	<p>MEASURE O</p> <p>Shall the measure requiring owners of residential properties of 3 or more units (ADUs exempted) who terminate a tenancy for no tenant fault or lease violation on the tenant's part, provide measures such as longer notice, payment of relocation benefits if the tenant is required to move, the right to return to the unit upon similar terms if landlord re-rents within 5 years, and requiring payment for temporary tenant displacements, be adopted?</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>
<p>PROPOSITION 33</p> <p>RESTRICTS SPENDING OF PRESCRIPTION DRUG REVENUES BY CERTAIN HEALTH CARE PROVIDERS. INITIATIVE STATUTE. Requires certain providers to spend 98% of revenues from federal discount prescription drug program on direct patient care. Authorizes statewide negotiation of Medi-Cal drug prices. Fiscal Impact: Increased state costs, likely in the millions of dollars annually, to enforce new</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>	

SAMPLE BALLOT

\$400 million annually for 40 years to repay the bond. **Supporters:** Clean Water Action; CALIFIRE Firefighters; National Wildlife Federation; The Nature Conservancy
Opponents: Howard Jarvis Taxpayers Association

YES NO

PROPOSITION 5

ALLOWS LOCAL BONDS FOR AFFORDABLE HOUSING AND PUBLIC INFRASTRUCTURE WITH 55% VOTER APPROVAL. LEGISLATIVE CONSTITUTIONAL AMENDMENT. Allows approval of local infrastructure and housing bonds for low- and middle-income Californians with 55% vote. Accountability requirements. **Fiscal Impact:** Increased local borrowing to fund affordable housing, supportive housing, and public infrastructure. The amount would depend on decisions by local governments and voters. Borrowing would be repaid with higher property taxes. **Supporters:** California Professional Firefighters; League of Women Voters of California; Habitat for Humanity California **Opponents:** California Taxpayers Association; California Hispanic Chambers of Commerce; Women Veterans Alliance

YES NO

PROPOSITION 6

ELIMINATES CONSTITUTIONAL PROVISION ALLOWING INVOLUNTARY SERVITUDE FOR INCARCERATED PERSONS. LEGISLATIVE CONSTITUTIONAL AMENDMENT. Amends the California Constitution to remove current provision that allows jails and prisons to impose involuntary servitude to punish crime (*i.e.*, forcing incarcerated persons to work). **Fiscal Impact:** Potential increase or decrease in state and local costs, depending on how work for people in state prison and county jail changes. Any effect likely would not exceed the tens of millions of dollars annually. **Supporters:** Assemblymember Lori Wilson **Opponents:** None submitted

YES NO

rules on certain health care entities. Affected entities would pay fees to cover these costs. **Supporters:** The ALS Association; California Chronic Care Coalition; Latino Heritage Los Angeles **Opponents:** National Org. for Women; Consumer Watchdog; Coalition for Economic Survival; AIDS Healthcare Foundation; Dolores Huerta

YES NO

PROPOSITION 35

PROVIDES PERMANENT FUNDING FOR MEDI-CAL HEALTH CARE SERVICES. INITIATIVE STATUTE. Makes permanent the existing tax on managed health care insurance plans, which, if approved by the federal government, provides revenues to pay for Medi-Cal health care services. **Fiscal Impact:** Short-term state costs between roughly \$1 billion and \$2 billion annually to increase funding for certain health programs. Total funding increase between roughly \$2 billion to \$5 billion annually. Unknown long-term fiscal effects. **Supporters:** Planned Parenthood Affiliates of CA; American College of Obstetricians & Gynecologists; American Academy of Pediatrics, CA **Opponents:** None submitted

YES NO

PROPOSITION 36

ALLOWS FELONY CHARGES AND INCREASES SENTENCES FOR CERTAIN DRUG AND THEFT CRIMES. INITIATIVE STATUTE. Allows felony charges for possessing certain drugs and for thefts under \$950, if defendant has two prior drug or theft convictions. **Fiscal Impact:** State criminal justice costs likely ranging from several tens of millions of dollars to the low hundreds of millions of dollars annually. Local criminal justice costs likely in the tens of millions of dollars annually. **Supporters:** Crime Victims United of California; California District Attorneys Association; Family Business Association of California **Opponents:** Diana Becton, District Attorney Contra Costa County; Crime Survivors for Safety and Justice

YES NO

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← VOTE ON BOTH SIDES

VOTE ON BOTH SIDES →

VOTER INFORMATION GUIDE

The following pages contain:

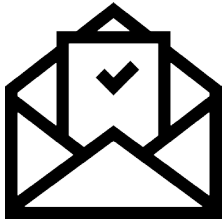
CANDIDATES' STATEMENTS

The names of all candidates for an office are listed on the Sample Ballot. Submitting a candidate statement is optional, so this guide may not contain statements for all candidates. The statement is printed as submitted, and is printed at the expense of the candidate unless otherwise determined by the governing body.

MEASURE INFORMATION

Arguments in “support of” or in “opposition to” the proposed laws are the opinions of the authors.

Rebuttals to arguments are the opinions of the authors.



VOTER REGISTRATION HELP KEEP VOTER ROLLS UP TO DATE

- **Is your residence address current?**
- **Is your party affiliation accurate?**

Check the Voter Status page on the Secretary of State's website
voterstatus.sos.ca.gov

Email: elections@marincounty.org or Call: 415-473-6456

**STATEMENT OF CANDIDATE FOR
United States Representative, District 2**

CHRIS COULOMBE

Occupation: Small Business Owner

Education and Qualifications: We clearly cannot continue down our present political path. We can and must choose a better future.

Partisan politics is destroying our environment, our economy, and our children's future. This is our country; it is time for all of us to stand.

It is no longer about party lines. It is about addressing our reality and our future as a country instead of seeking partisan gain.

We need clear-eyed leaders with well-rounded experience and vision ready to address those challenges and stay focused on the big picture... focused on moving America forward.

I was born and raised in Sonoma County. After earning my Eagle Scout, I enlisted in the military at 18 and returned home as an infantry captain 16-years later. I earned my BA in politics from the University of San Francisco and my MA in Diplomacy from Norwich University.

With 24-years of military, business, and policy experience to represent our 2nd District, and your help, we can protect the environment, rebuild small businesses and the middle class to better our children's future.

This is our home and we must protect it. Together, we can lead that change.

It is my honor to ask for your vote to serve our country again.

ChrisToCongress.com

**STATEMENT OF CANDIDATE FOR
United States Representative, District 2**

JARED HUFFMAN

Occupation: U.S. Representative

Education and Qualifications: I'm getting things done despite political chaos in Washington. By putting people over politics, I've delivered results – the \$400M Golden Gate Bridge seismic retrofit, crucial funding for water supply improvements, zero-emission busses and charging infrastructure, public housing improvements, veterans housing, bike and pedestrian pathways, kelp forest restoration and more.

The prescription drug pricing reform I championed – the first in decades – caps insulin costs for seniors at \$35/month and starting next year total drug costs for seniors will never exceed \$2,000/year.

I spearheaded laws to modernize America's infrastructure – improving roads and bridges, connecting underserved communities with high-speed broadband, modernizing electrical grids, expanding renewable energy and building a national EV charging network.

We're finally taking bold action on the climate crisis and I'm leading the charge to do much more.

I work across the aisle whenever possible, as with my bipartisan initiative that raised IDEA special education funding by \$2.5 billion and my rural hospital bill.

But when democracy, the rule of law, or our fundamental freedoms are threatened, I fight back. That's why I founded the Stop Project 2025 Task Force - to confront the dangerous authoritarian scheme pushed by Donald Trump and his allies to eliminate checks and balances, impose a nationwide abortion ban, rollback civil rights and end Medicare as we know it. Not on my watch.

As a senior member of committees on Natural Resources and Transportation and Infrastructure, you can count on me to keep delivering results.

I would be honored by your vote.

**DECLARACIÓN DE CANDIDATURA PARA
Representante de los Estados Unidos, Distrito 2**

CHRIS COULOMBE

Ocupación: Propietario de un negocio pequeño

Educación y calificaciones: Está claro que no podemos seguir por el camino político actual. Podemos y debemos elegir un futuro mejor.

La política partidista está destruyendo nuestro medio ambiente, nuestra economía y el futuro de nuestros hijos. Este es nuestro país; es hora de que nos pongamos de pie.

Ya no se trata de los partidos. Sino que se trata de aceptar nuestra realidad y nuestro futuro como país, en lugar de buscar que gane un partido u otro.

Necesitamos líderes lúcidos con experiencia y visión integrales, listos para enfrentarse a esos desafíos y mantenerse enfocados en el panorama general... enfocados en hacer avanzar a los Estados Unidos.

Nací y me crié en el condado de Sonoma. Después de obtener mi Eagle Scout, me alisté en el ejército a los 18 años y regresé a casa como capitán de infantería 16 años después. Obtuve mi licenciatura en Política en la Universidad de San Francisco y mi maestría en Diplomacia en la Universidad de Norwich.

Con mis 24 años de experiencia militar, empresarial y política para representar a nuestro 2° distrito, y su ayuda, podemos proteger el medio ambiente, reconstruir las pequeñas empresas y la clase media, y mejorar el futuro de nuestros hijos.

Esta es nuestra casa, y debemos protegerla. Juntos podemos ser líderes de ese cambio.

Para mí es un honor pedir su voto para volver a servir a nuestro país.

ChrisToCongress.com

**DECLARACIÓN DE CANDIDATURA PARA
Representante de los Estados Unidos, Distrito 2**

JARED HUFFMAN

Ocupación: Departamento Representante

Educación y calificaciones: Estoy haciendo mi trabajo a pesar del caos político en Washington. Al poner a las personas por encima de la política, he obtenido resultados: la rehabilitación sísmica del puente Golden Gate por valor de \$400 millones, el financiamiento crucial para mejoras en el suministro de agua, autobuses de cero emisiones e infraestructura de recarga, mejoras en viviendas públicas, viviendas para veteranos de guerra, senderos para bicicletas y peatones, restauración de bosques de algas marinas y mucho más.

La reforma de precios de medicamentos que requieren receta que defendí, la primera en décadas, limita los costos de la insulina para adultos mayores a \$35 al mes y, a partir del próximo año, el costo total de medicamentos para los adultos mayores no superarán los \$2,000 al año.

Impulsé leyes para modernizar la infraestructura de los Estados Unidos: mejora de carreteras y puentes, conexión con banda ancha de alta velocidad a comunidades desatendidas, modernización de las redes eléctricas, expansión de las energías renovables y edificación de una red nacional de recarga de vehículos eléctricos.

Finalmente estamos tomando medidas audaces para combatir la crisis climática y estoy liderando la lucha para hacer mucho más.

Colaboro con la oposición siempre que puedo, como ocurre con mi iniciativa bipartidista que aumentó los fondos de educación especial de IDEA en \$2.5 mil millones y mi proyecto de ley para hospitales rurales.

Sin embargo, cuando la democracia, la ley y nuestras libertades fundamentales se ven amenazadas, doy pelea. Es por ello que fundé el grupo de trabajo destinado a detener el Proyecto 2025, para hacer frente al peligroso plan autoritario impulsado por Donald Trump y sus aliados, que busca eliminar los controles y balances, imponer una prohibición al aborto en toda la nación, reducir los derechos civiles y poner fin a Medicare tal como lo conocemos. Esto no sucederá mientras yo esté a cargo.

En mi calidad de miembro principal de los comités de Recursos Naturales y de Transporte e Infraestructura, prometo seguir obteniendo resultados.

Para mí será un honor contar con su voto.

**STATEMENT OF CANDIDATE FOR
Member State Assembly, District 12**

DAMON CONNOLLY

Occupation: California State Assemblymember

Education and Qualifications: It is my privilege to serve as your State Assemblymember, ensuring that an experienced local voice represents Marin and Sonoma counties in Sacramento.

Endorsed by the Sierra Club, California Professional Firefighters, California Teachers Association, local Labor Unions, and Planned Parenthood Northern California Action Fund, I'm a principled progressive and consensus builder who gets things done.

In just one term in office, I've delivered real results, successfully getting five bills signed into law that will keep body armor out of the hands of mass shooters, ensure addictive tobacco products are not sold to teenagers, protect renters living in mobile home parks, reduce teen suicides, and cap the fees charged for residential solar projects. I also continue to build support for legislation to prevent toxic pesticide spraying along our highways.

On top of these legislative wins, I also secured \$5 million in state funding for projects throughout the North Bay for parks, firefighting equipment, affordable housing, and science education.

I have been fighting for our communities for 18 years, including service as a Marin County Supervisor, Vice-Mayor of San Rafael, School Board President, California Deputy Attorney General and now, as your State Assemblymember and local voice in Sacramento.

My values are North Bay values, forged by living here for more than 25 years. As your State Assemblymember, I will continue to fight for our priorities in Sacramento: wildfire prevention and home insurance, clean energy, environmental protection, protecting women's healthcare, equal rights, and more.

I hope to earn your vote to continue this important work together.

<https://www.damonconnolly.com>

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**DECLARACIÓN DE CANDIDATURA PARA
Miembro de la Asamblea Estatal, Distrito 12**

DAMON CONNOLLY

Ocupación: Asambleísta del Estado de California

Educación y calificaciones: Es un privilegio para mí servir como asambleísta estatal, asegurando que una voz local experimentada represente a los condados de Marin y Sonoma en Sacramento.

Respaldado por el Sierra Club, los Bomberos Profesionales de California, la Asociación de Maestros de California, los sindicatos locales y el Fondo de Acción del Norte de California de Planificación Familiar, soy un progresista de principios y un creador de consenso que sabe obtener resultados.

En apenas un mandato, he logrado resultados reales: logré que se promulguen cinco proyectos de ley que mantendrán los chalecos antibalas fuera del alcance de los tiradores en masa, que se garantice que no se vendan productos de tabaco adictivos a los adolescentes, que se proteja a los inquilinos que viven en parques de casas móviles, que se reduzcan los suicidios de adolescentes y que se limiten los cargos que se cobran por proyectos solares residenciales. Además, sigo ganando apoyo para que se implementen leyes que eviten que se rocíen pesticidas tóxicos en los márgenes de nuestras autopistas.

Además de estas victorias legislativas, también obtuve \$5 millones en fondos estatales destinados a proyectos en todo el Norte de la Bahía para parques, equipos contra incendios, viviendas de precio accesible y educación en ciencias.

Llevo 18 años luchando por nuestras comunidades, incluido el servicio como supervisor del Condado de Marin, Vicealcalde de San Rafael, Presidente de la Junta Escolar, Fiscal General adjunto de California y ahora, como su Asambleísta Estatal y voz local en Sacramento.

Mis valores son los valores del Norte de la Bahía, forjados en los más de 25 años que llevo viviendo en ese lugar. Como su Asambleísta Estatal, continuaré luchando por nuestras prioridades en Sacramento: prevención de incendios forestales y seguros para el hogar, energía limpia, protección ambiental, protección de la atención médica de las mujeres, igualdad de derechos y más.

Espero ganar su voto para seguir trabajando juntos.

<https://www.damonconnolly.com>

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**STATEMENT OF CANDIDATE FOR
Tamalpais Union High School District
Governing Board Member**

IDA TIMES-GREEN

Occupation: Senior Program Coordinator

Education and Qualifications: As a life-long resident of Marin City, a fourth generation Tamalpais High School graduate, and former school board member, I recognize the importance of education.

Having served eight years as a Board Trustee with the Sausalito-Marin City School District, I bring a proven track record of building consensus to achieve collaborative outcomes. I work well with others and respect different perspectives. I am goal-oriented and comfortable taking risks.

I possess a bachelor's degree in Humanities and Cultural Studies from Dominican University, and a master's degree in social work from California State University East Bay. My professional experience includes formerly serving as Social Service case manager with County Behavioral Health & Recovery Services and currently serving as Sr. Program Coordinator for County of Marin Health & Human Services.

As your representative on the Tamalpais Union High School District Board, I will apply my experience in education, student achievement, and social services to attain better outcomes for our schools and students. I am deeply committed to improving student achievement, specifically among students of color, and closing the gaps to success for all students.

Student achievement for all students is obtainable. I look forward to working with you to ensure all students thrive.

**STATEMENT OF CANDIDATE FOR
Tamalpais Union High School District
Governing Board Member**

JENNIFER HOLDEN

Occupation: Mother / Small Businessowner

Education and Qualifications: As a proud mother of three children, all of whom have attended or are currently attending schools within the district, I understand the challenges and opportunities our students face.

I have been deeply involved in our public schools for years, volunteering in various capacities since my children were in elementary school. Currently, I am serving my third year as a Board Member of the Archie Williams High School Falcon Foundation, focusing on securing the resources our students need to thrive.

My candidacy is grounded in my experience as a dedicated community member and parent. I am passionate about creating and supporting an education system that not only focuses on academic standards but also nurtures critical thinking and intellectual growth for all students. Our schools must be equipped with the necessary resources to support our outstanding teachers and implement programs that meet the diverse needs of all students districtwide, while being fiscally prudent.

Let's work hand in hand to build a brighter future for our children and our community. I am honored to have earned endorsements from district parents, community leaders, small business owners, elected officials, and others. I humbly ask for your vote. Learn more at Jennifer4SchoolBoard.Org

**DECLARACIÓN DE CANDIDATURA PARA
Distrito Escolar Tamalpais Union High
Miembro de la Junta Directiva**

IDA TIMES-GREEN

Ocupación: Coordinadora en Jefe del Programa

Educación y calificaciones: Como habitante de Marin City durante toda mi vida, graduada de la cuarta generación de la escuela secundaria Tamalpais High School y antigua miembro de la junta escolar, reconozco la importancia de la educación.

Tras ocho años de formar parte de la Junta Directiva del Distrito Escolar de Sausalito-Marin City, apporto un historial demostrado de creación de consenso para obtener resultados en colaboración. Trabajo bien con los demás y respeto las distintas perspectivas. Me oriento al alcance de objetivos y me resulta cómodo asumir riesgos.

Poseo una licenciatura en Humanidades y Estudios Culturales de la Dominican University y una maestría en Trabajo Social de la California State University East Bay. Mi experiencia profesional incluye haber trabajado como administradora de casos de servicios sociales en los Servicios de Salud Conductual y Recuperación del Condado y, actualmente, como Coordinadora en Jefe de programas de Servicios Humanos y de Salud del Condado de Marin.

Como su representante en la Junta del Distrito Escolar Tamalpais Union High, aplicaré mi experiencia en educación, logro estudiantil y servicios sociales con el fin de obtener mejores resultados para nuestras escuelas y estudiantes. Estoy profundamente comprometida con mejorar el rendimiento de los estudiantes, especialmente entre los estudiantes de color, y con cerrar las brechas del camino que conduce al éxito de todos los estudiantes.

El aprovechamiento escolar de todos los alumnos es posible. Deseo y espero trabajar con ustedes para garantizar que todos los alumnos puedan prosperar.

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**STATEMENT OF CANDIDATE FOR
Tamalpais Union High School District
Governing Board Member**

AMOS KLAUSNER

Occupation: Parent

Education and Qualifications: As a parent of a high school student, a former school board trustee for the Lagunitas School District, husband to a longtime Marin County public school teacher, and current member of the Marin County Committee on School District Reorganization, I understand the issues that impact our school districts, our parent communities, and our children.

My time as a school board trustee coincided with the COVID-19 outbreak. It was challenging for everyone, especially our kids. It required open communication across stakeholder groups and difficult decision making around health and safety, financial accountability, and academics. With a public school teacher in the family, I appreciate how hard our teachers work and how important great teachers are to our children's success.

As part of a county committee, I listen and respond to the needs of taxpayers. If approved, the current Tamalpais Union High School District bond proposal brings an obligation on the part of administrators and the governing board to assure families and taxpayers that this money is well spent. If elected, I will apply tested leadership experience to the district's use of bond proposal monies as well as the annual budget to assure that every dollar benefits our kids and communities.

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**STATEMENT OF CANDIDATE FOR
Tamalpais Union High School District
Governing Board Member**

NICHOLAS ONDREJKA

Age: 52

Occupation: Business Owner, Parent

Education and Qualifications: I grew up and attended public schools in Santa Barbara, California. I earned my Bachelors degree in European History and Italian Studies and my Masters of Business Administration from the University of Pennsylvania.

I moved to San Francisco in 1996 and served over 25 years in leadership roles in technology and financial services. With this experience, I will bring a strong focus on fiscal responsibility, technology investments, and support for our students, teachers and staff.

In 2016, my family and I moved to Corte Madera where my oldest child enrolled at Redwood. In 2018, I was asked to join the TUHSD's Fiscal Advisory Committee where I learned about the financial aspects and governance of the District. I was honored to receive a Certificate of Appreciation for my service and was inspired to ultimately seek a Board Member position.

In 2023, I started a new property restoration business serving our community. I have a great passion and focus for learning and education for myself, my family and our community. All three of my children have attended or are attending school in the District. I am committed to striving for the best possible educational opportunities for our local high school students balanced with the needs of our community.

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**STATEMENT OF CANDIDATE FOR
Marin County Supervisor, District 2**

HEATHER MCPHAIL SRIDHARAN

Occupation: Businesswoman

Education and Qualifications: U.C. Berkeley, B.A.; Oxford University, M.Phil

We live in a special place. I am running for Supervisor to ensure we retain what makes Marin unique while addressing the important challenges we face today, including: (a) affordable housing, especially for our workforce and older adults, (b) climate change strategies, particularly for wildfires & flood control, (c) fiscal responsibility so we don't waste tax dollars, & (d) responsive community engagement.

As a 4th generation Marin native & business owner who has served in local leadership since I was a teenager, I care deeply about our community. I am proud to have earned 600+ local endorsements including Current Ross Valley Mayors: San Anselmo's Eileen Burke, Fairfax's Barbara Coler, & Larkspur's Scot Candell.

I bring 25+ years of successful corporate experience & 35+ years of public service leadership from being elected Student Body President of Marin Catholic, to President of graduate students at Oxford University, to serving as President of the Kentfield School Board, where I balanced our \$20M+ budget.

I love Marin. I was born here, raised my family of 4 kids in the Ross Valley and intend to ensure that Marin remains a special place. I would be honored to have your vote.

www.heatherformarin.com

**STATEMENT OF CANDIDATE FOR
Marin County Supervisor, District 2**

BRIAN COLBERT

Age: 56

Occupation: San Anselmo Councilmember, Marin County Economic Vitality Strategic Plan Steering Committee Member

Education and Qualifications: I am committed to strengthening Marin's fundamental values and providing bold solutions to the pressing issues facing our County.

This is why I became a San Anselmo Town Councilmember and why I am running for Marin County Supervisor.

Since my election to Town Council in 2017, San Anselmo has thrived. We have a vibrant downtown and a strong sense of community.

I have a proven track record of balancing leadership with partnership.

During the unprecedented challenges of COVID, I collaborated with county officials and other cities and towns to ensure Marin remained safe and our local businesses survived.

I also led the ongoing Reimagine Creek Park project, which created a safe outdoor gathering space when community connection was most needed.

As Chair of the Transportation Authority of Marin and former Marin County Council of Mayors and Councilmembers President, I have been actively involved in addressing the challenges facing Marin.

I am supported by the Marin Professional Firefighters because I will focus on emergency preparedness, especially wildfires. As your Supervisor I will prioritize our local economy, protect open spaces, and reduce traffic congestion.

I am honored to have the support of Congressman Jared Huffman, Assemblymember Damon Connolly, San Rafael Mayor Kate Colin, and Marin County Supervisors Katie Rice, Stephanie Moulton-Peters, Mary Sackett and Eric Lucan. I hope you too will vote Brian Colbert for Marin County Supervisor.

www.colbertforsupervisor.com

**DECLARACIÓN DE CANDIDATURA PARA
Supervisora del Condado de Marin, Distrito 2**

HEATHER MCPHAIL SRIDHARAN

Ocupación: Empresaria

Educación y calificaciones: U.C. Berkeley, B.A.; Oxford University, M.Phil

Vivimos en un lugar muy especial. Me estoy postulando para Supervisora para garantizar que conservemos lo que hace que Marin sea único, mientras atendemos los importantes desafíos a los que nos enfrentamos en la actualidad, incluyendo: (a) vivienda de precio accesible, especialmente para nuestra fuerza laboral y adultos mayores, (b) estrategias de cambio climático, particularmente contra incendios forestales y el control de inundaciones, (c) responsabilidad fiscal de manera que no desperdiciemos el dinero de los contribuyentes y (d) un compromiso comunitario receptivo.

Como originario de Marin de cuarta generación y propietario de un negocio habiendo servido en el liderazgo local desde que era adolescente, nuestra comunidad me importa profundamente. Tengo el orgullo de haber obtenido el respaldo de más de 600 personalidades locales, incluidos los actuales alcaldes de Ross Valley: Eileen Burke de San Anselmo, Barbara Coler de Fairfax, y Scot Candell de Larkspur.

Aporto más de 25 años de exitosa experiencia corporativa y más de 35 años de liderazgo en el servicio público, desde que fui elegido Presidente del Cuerpo Estudiantil de Marin Catholic, a Presidente de los estudiantes de postgrado en la Universidad de Oxford, a Presidente de la Junta Escolar de Kentfield, donde equilibré nuestro presupuesto de más de \$20 millones.

Amo a Marin. Nací aquí, crié a mi familia de 4 hijos en Ross Valley y tengo la intención de asegurarme de que Marin siga siendo un lugar especial. Para mí sería un honor contar con su voto.

www.heatherformarin.com

**DECLARACIÓN DE CANDIDATURA PARA
Supervisor del Condado de Marin, Distrito 2**

BRIAN COLBERT

Egad: 56

Ocupación: Concejal de San Anselmo, Miembro del Comité Directivo del Plan Estratégico de Vitalidad Económica del Condado de Marin

Educación y calificaciones: Me comprometo a reforzar los valores fundamentales de Marin y a aportar soluciones enérgicas a los problemas apremiantes a los que se enfrenta nuestro Condado.

Esta es la razón por la que me convertí en Concejal del Ayuntamiento de San Anselmo y por la que me postulo para Supervisor del Condado de Marin.

Desde mi elección al Concejo Municipal en 2017, San Anselmo ha prosperado. Tenemos un centro vibrante y un sólido sentido de comunidad.

Tengo un historial comprobado de equilibrio entre liderazgo y colaboración.

Durante los desafíos sin precedentes del COVID, colaboré con funcionarios del condado y otras ciudades y poblados para garantizar que Marin siguiera siendo seguro y que nuestros negocios locales sobrevivieran.

También dirigí el proyecto Reimagine Creek Park, el cual sigue en curso y creó un espacio seguro de reunión al aire libre cuando más se necesitaba el contacto entre los miembros de la comunidad.

Como Presidente de la Autoridad de Transporte de Marin y antiguo Presidente del Concejo de Alcaldes y Concejales del Condado de Marin, he participado activamente en la resolución de los desafíos a los que se enfrenta Marin.

Cuento con el apoyo de los Bomberos Profesionales de Marin porque me concentraré en la preparación para emergencias, especialmente los incendios forestales. Como su Supervisor daré prioridad a nuestra economía local, protegeré los espacios al aire libre y reduciré la congestión del tráfico.

Es un honor para mí contar con el apoyo del Congresista Jared Huffman, del Asambleísta Damon Connolly, de la Alcaldesa de San Rafael Kate Colin y de los Supervisores del Condado de Marin Katie Rice, Stephanie Moulton-Peters, Mary Sackett y Eric Lucan. Espero que usted también vote por Brian Colbert para Supervisor del Condado de Marin.

www.colbertforsupervisor.com

**STATEMENT OF CANDIDATE FOR
Town of San Anselmo
Member, Town Council**

GUY MEYER

Occupation: Writer, Talkshow Host

Education and Qualifications: I moved to San Anselmo in 1975. I have worked in San Anselmo natural food stores and supermarkets on behalf of sustainability through good food for 5 decades. I am an ecology minded citizen who led the community effort that removed the toxic herbicide 'Roundup' from use in our town's parks and medians in 1993. I host a local Cable TV Show from San Rafael's Community Media Center, California Times, and write a web journal of the same name.

Small town Democracy needs defending and participation. Decisions affecting families, business people and our quality of life are being made by our non-elected public servants and this needs to be checked. An open door at Town Hall should be the standard that all citizens take pride in. This goes for hours of operation of the town's offices too. We must build our future on the principles of Liberty, Ecology and Democracy in the face of County and State authorities that blindly impose their will and have stripped municipalities of time-honored rights. We, the people of this community must not give these rights up. Self-determination is a practical tool of sustainability.

Straight ahead is the path. Democracy and Responsibility work together.

**STATEMENT OF CANDIDATE FOR
Town of San Anselmo
Member, Town Council**

KURT JOHNSON

Occupation: Community Resilience Director

Education and Qualifications: My wife and I moved to San Anselmo in 2013 for the community, open space and local schools. Our son attends Wade Thomas elementary.

I am running for Town Council because I believe in public service and want to strengthen our community's climate resilience. I previously chaired the Town's Climate Commission, writing the Town EV plan and advocating for a downtown solar microgrid which will be built in 2025 to reduce the Town's energy bills and provide clean emergency back-up power. Much more can be built, funded by record-setting federal incentives.

As San Anselmo updates its General Plan, we have an opportunity to plan for addressing traffic and housing while protecting open space, reducing emissions and strengthening our resilience to climate impacts: heat waves, wildfire, flooding, and power outages. Working together as a community, we can chart a course that protects our quality of life for future generations.

I've worked in climate my entire career. After ten years as a renewable energy developer and eleven years working at the US Environmental Protection Agency, I'm currently the Community Resilience Director at a climate non-profit. I hold degrees from Stanford and Johns Hopkins.

I am honored to have the support of trusted local leaders, including former mayors and community leaders.

Learn more at www.johnsonforsananselmo.com

Thank you.

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**DECLARACIÓN DE CANDIDATURA PARA
Ciudad de San Anselmo
Miembro del Concejo de la Ciudad**

KURT JOHNSON

Ocupación: Director de Resiliencia Comunitaria

Educación y calificaciones: Mi esposa y yo nos mudamos a San Anselmo en 2013 por la comunidad, los espacios abiertos y las escuelas locales. Nuestro hijo asiste a la escuela primaria Wade Thomas.

Me postulo para el Concejo Municipal porque creo en el servicio público y deseo reforzar la resiliencia climática de nuestra comunidad. Anteriormente dirigí la Comisión de Clima de la Ciudad, redacté el plan de vehículos eléctricos de la ciudad y abogué por una microrred solar en el centro, que se construirá en 2025 para reducir nuestras facturas de energía y proporcionar energía limpia de respaldo para emergencias. Hay mucho más que se puede lograr, financiado con incentivos federales sin precedentes.

A medida que San Anselmo actualiza su Plan General, tenemos la oportunidad de planificar maneras de mejorar el tráfico y la vivienda, al tiempo que protegemos los espacios abiertos, reducimos las emisiones y fortalecemos nuestra resiliencia a los impactos climáticos: olas de calor, incendios forestales, inundaciones y cortes de energía. Trabajando juntos como comunidad, podremos trazar un rumbo que proteja nuestra calidad de vida para las generaciones futuras.

He trabajado en el ámbito del clima durante toda mi carrera profesional. Después de 10 años como desarrollador de energía renovable y 11 años trabajando en la Agencia de Protección Ambiental de los EE.UU., me desempeño actualmente como Director de Resiliencia Comunitaria en una organización sin fines de lucro dedicada al clima. Cuento con títulos universitarios de las universidades de Stanford y Johns Hopkins.

Es un honor para mí contar con el apoyo de líderes locales de confianza, entre ellos, exalcaldes y líderes comunitarios.

Obtén más información en www.johnsonforsananselmo.com

Muchas gracias.

**STATEMENT OF CANDIDATE FOR
Town of San Anselmo
Member, Town Council**

FORD GREENE

Occupation: Trial Lawyer

Education and Qualifications: I served as one of your town council members for 15 years. In politics we often witness how age can be disadvantageous. No one escapes Time, but it can show us whence we came and the path forward.

Elected officials often forget what public service means. They forget who they represent, what their purpose is and how to accomplish it.

I valued you by being prepared, clearly stating my positions regarding issues, actively listening and, when appropriate, changing my mind. Respecting voters' intelligence, I protected public feedback, efficiently running meetings as Mayor evenhandedly, openly, with warmth and humor. Cooperating with staff and council, I modelled good government.

Consistently independent, I uphold what is right; was the only councilmember who voted to protect Memorial Park from becoming an ineffective flood control basin and against an unnecessary \$9,000,000 park tax.

I want to go where the committed, involved citizens of San Anselmo want our town to go. I want to move per our citizens' desires, not per an elected official's agenda.

I oppose extreme rent control pushed by Democratic Socialists and seek to recapture Creek Park Plaza from County malfeasance.

I'm available to listen: (415) 258-0360; fordgreene@comcast.net. I ask for your vote.

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**STATEMENT OF CANDIDATE FOR
Town of San Anselmo
Member, Town Council**

EILEEN BURKE

Occupation: Councilmember

Education and Qualifications: It has been an honor to serve as San Anselmo's Mayor, and I am proud of my work to improve our town over the last four years. I want to keep working to keep San Anselmo the family friendly, safe and community focused place we are lucky to call home. I will continue to focus on the basics all residents care about: roads, parks, fire and flood preparedness, and the environment. And I'll build on the things that make our town special — recreational facilities and community events.

Recreation will continue to be a priority. I led the first two phases of the renovation of Memorial Park – rebuilding the “dinosaur” playground and installing new drainage, irrigation and grass on the fields. The fields hadn't been renovated in almost 100 years! I'm now working on phase three, resurfacing and improving the tennis court to snack shack area. This will occur over the next couple years, and I'll see the project through to completion.

I'll continue to support Live on the Avenue, our amazing summer concert series that brings our community together, holiday events, and all types of recreational opportunities for all ages.

I promise to keep San Anselmo working for you.

**DECLARACIÓN DE CANDIDATURA PARA
Ciudad de San Anselmo
Miembro del Concejo de la Ciudad**

EILEEN BURKE

Ocupación: Miembro del Concejo

Educación y calificaciones: Ha sido un honor servir como alcaldesa de San Anselmo y estoy orgullosa de mi trabajo en los últimos cuatro años para mejorar nuestra ciudad. Quiero seguir trabajando para que San Anselmo siga siendo el lugar familiar, seguro y centrado en la comunidad que tenemos la suerte de llamar hogar. Seguiré enfocándome en los aspectos básicos que son importantes para todos los residentes: carreteras, parques, preparación para incendios e inundaciones, y el medio ambiente. Además, continuaré con el desarrollo de las cosas que hacen que nuestra ciudad sea especial: instalaciones recreativas y eventos comunitarios.

La recreación seguirá siendo una prioridad. Dirigí las dos primeras fases de la renovación del Memorial Park: la reconstrucción del “dinosaurio” (la zona de juegos), y la instalación de nuevo drenaje, riego y césped en los campos. ¡Los campos no se habían renovado en casi 100 años! Ahora estoy trabajando en la fase tres, repavimentando y mejorando la cancha de tenis y el área del puesto de refrigerios. Esto ocurrirá en el próximo par de años y llevaré el proyecto hasta su finalización.

Seguiré apoyando “Live on the Avenue” (nuestra increíble serie de conciertos de verano que unen a nuestra comunidad), además de eventos festivos y todo tipo de oportunidades recreativas para todas las edades.

Prometo trabajar para que San Anselmo siga dando buenos resultados para usted.

**STATEMENT OF CANDIDATE FOR
Town of San Anselmo
Member, Town Council**

CHANTEL WALKER

Occupation: Small Business Owner

Education and Qualifications: I've called our vibrant, friendly Town my home for over a decade. Whether hiking on Bald Hill, enjoying our parks with my children, or delighting in our downtown restaurants and shops, San Anselmo is the best place to live.

My work experience includes being a program officer, library leader, human resources leader, and nonprofit executive. I have a keen ability to listen and facilitate conversations that help problem-solve and guide action in challenging situations. I look forward to applying my skills in local government, economic development, and community engagement as a member of Town Council.

My positive attitude, creative energy, and tenacity are assets that produce results and build relationships. I have a track record of fostering collaboration to support community conversations across multiple perspectives on topics central to San Anselmo's success. My work and volunteer service with several public agencies and nonprofits have prepared me to serve you on the Town Council.

As your Councilmember, I will listen and share information. I'll contribute to our continued economic vibrance, fiscal stability, fire and flood protection, balanced housing policies, and excellent community services. I ask for your vote so I may serve as your representative on our Town Council.

Chantelforsananselmo.org

**STATEMENT OF CANDIDATE FOR
Town of San Anselmo
Member, Town Council**

YOAV SCHLESINGER

Age: 44

Occupation: Technology Ethicist

Education and Qualifications: San Anselmo is our home. My wife, Keely, and I moved to this special community years ago, like many of you, to raise our family in the best possible environment. We have since come to treasure the sense of belonging and connection that San Anselmo offers. This passion drives my commitment to addressing key issues including: a safe and thriving setting for families; supporting local, small businesses; wildfire, flood and disaster preparedness; traffic abatement, along with pedestrian and bicycle safety; maintaining open space and investing in our parks; and forging a community where everyone feels heard and respected.

I hold a Bachelor's Degree from Stanford and have a professional background that includes fundraising and non-profit management. I currently serve as Senior Director of Responsible AI at Salesforce, where I use my consensus-building skills to ensure that technology benefits society, as I believe that people and business can make the world a better place.

Our family now includes two young daughters. Working together, we can build a stronger, future-focused San Anselmo for them and for you. I look forward to partnering with you to achieve these goals and make our town an even better place to live, work, and grow.

www.yoav4sananselmo.com

**DECLARACIÓN DE CANDIDATURA PARA
Ciudad de San Anselmo
Miembro del Concejo de la Ciudad**

CHANTEL WALKER

Ocupación: Propietaria de una pequeña empresa

Educación y calificaciones: Llevo más de una década viviendo en nuestra vibrante y amigable ciudad. San Anselmo es el mejor lugar para vivir, y eso lo compruebo cada vez que salgo de excursión por Bald Hill, o al disfrutar de nuestros parques con mis hijos o de nuestros restaurantes y tiendas del centro.

Mi experiencia laboral incluye ser funcionaria de programas, directora de biblioteca, directora de recursos humanos y ejecutiva de una organización sin fines de lucro. Tengo una gran capacidad para escuchar y facilitar conversaciones que ayudan a resolver problemas y a orientar los pasos a seguir en situaciones complicadas. Ansío aplicar mis destrezas en los aspectos de gobierno local, desarrollo económico y participación comunitaria como miembro del Concejo de la Ciudad.

Mi actitud positiva, energía creativa y tenacidad son recursos que logran resultados y forjan relaciones. Tengo experiencia comprobada en fomentar la colaboración, apoyando conversaciones comunitarias desde distintas perspectivas, importantes para el éxito de San Anselmo. Mi trabajo y servicio voluntario con varias agencias públicas y organizaciones sin fines de lucro me han preparado para servir en el Concejo de la Ciudad.

Como Concejal, prestaré atención y compartiré la información. Contribuiré con el objetivo de continuar nuestra vitalidad económica, estabilidad fiscal, protección contra incendios e inundaciones, políticas de vivienda equilibradas y excelentes servicios comunitarios. Le pido que me dé su voto para poder servir como su representante en nuestro Concejo.

Chantelforsananselmo.org

**DECLARACIÓN DE CANDIDATURA PARA
Ciudad de San Anselmo
Miembro del Concejo de la Ciudad**

YOAV SCHLESINGER

Egad: 44

Ocupación: Especialista en ética tecnológica

Educación y calificaciones: San Anselmo es nuestro hogar. Mi esposa Keely y yo nos mudamos a esta comunidad tan especial hace años para (como muchos de usted) criar a nuestra familia en el mejor entorno posible. Desde entonces hemos llegado a valorar el sentido de pertenencia y conexión que ofrece San Anselmo. Esta pasión impulsa mi compromiso a luchar por aspectos fundamentales, tales como: un entorno seguro y próspero para las familias; apoyo a las pequeñas empresas locales; preparación para incendios forestales, inundaciones y desastres; reducción del tráfico y aumento de la seguridad de peatones y ciclistas; mantenimiento de los espacios abiertos e inversión en nuestros parques; y una comunidad donde todos se sientan escuchados y respetados.

Tengo una licenciatura de la Universidad de Stanford y una experiencia profesional que incluye recaudación de fondos y gestión de organizaciones sin fines de lucro. Actualmente me desempeño como Director Sénior de IA Responsable en Salesforce, donde aplico mis habilidades en el desarrollo de consenso para garantizar que la tecnología beneficie a la sociedad, ya que creo que las personas y las empresas pueden hacer del mundo un lugar mejor.

Ahora, nuestra familia incluye a dos hijas pequeñas. Trabajando juntas, podremos construir un San Anselmo más fuerte y centrado en el futuro para ellas y para usted. Espero trabajar con usted para lograr estos objetivos y hacer de nuestra ciudad un lugar aún mejor para vivir, trabajar y crecer.

www.yoav4sananselmo.com

MEASURES SUBMITTED TO THE VOTERS
SCHOOL
TAMALPAIS UNION HIGH SCHOOL DISTRICT
MEASURE B
<p>To complete high priority repairs and upgrades at local high schools, including replacing classrooms/ science labs/ technology; repairing/ replacing leaky roofs and inefficient heating/ cooling/ electrical/ plumbing systems; updating art/ music classrooms/ facilities; and replacing outdated portable classrooms, shall Tamalpais Union High School District's measure be adopted authorizing \$289,000,000 in bonds at legal rates, levying \$18 per \$100,000 assessed value while bonds are outstanding (\$20,700,000 annually) with independent oversight, audits, no funds for administrators and all funds locally controlled?</p> <p><input type="radio"/> BONDS - YES <input type="radio"/> BONDS - NO</p>

IMPARTIAL ANALYSIS BY COUNTY COUNSEL

TAMALPAIS UNION HIGH SCHOOL DISTRICT

BOND MEASURE

MEASURE B

This Measure was placed on the ballot by the Board of Trustees of the Tamalpais Union High School District.

Pursuant to Article XIII A (1)(b)(3) of the California Constitution, if this measure is approved by 55% of the votes cast, the Tamalpais Union High School District will be authorized to incur bonded indebtedness in multiple series of up to two hundred eighty-nine million dollars (\$289,000,000) with an interest rate not to exceed the limit set by law.

Money raised by bond sales may only be used for the purposes and projects stated in the Bond Project List set forth in Measure B. These purposes and projects include, but are not limited to, replacing and/or expanding classroom buildings at Tamalpais High School, Redwood High School and Archie Williams High School, as well as other priority projects. As required by law, Measure B prohibits using bond proceeds for teacher and administrator salaries or other operating expenses.

The District estimates the average projected tax rate necessary to fund the bonds will be \$17.60 per \$100,000 of assessed value of property while the bonds are outstanding. This estimate is a projection, and could go up or down, depending on a number of factors including the timing and amount of bond sales, and changes in assessed property values in the District. If all the bonds are sold, the District estimates total debt service (including the principal and interest) will be approximately \$579,200,000. If the bond issuance is authorized, it will commence in fiscal year 2025-26 and the final fiscal year in which it is anticipated that the revenue will be collected is 2052-53.

The Measure requires annual independent financial audits and spending review by an independent citizens' oversight committee.

s/BRIAN E. WASHINGTON
County Counsel

TAX RATE STATEMENT

MEASURE B

An election will be held within the boundaries of Tamalpais Union High School District (“District”) on November 5, 2024 to authorize the sale of up to \$289 million in bonds to finance facilities as described in the measure. If the bonds are approved, the District expects to sell the bonds in multiple series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property located within the District. The following information is provided in compliance with Sections 9400 to 9404, inclusive, of the California Elections Code.

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the election, a projection based on experience within the same jurisdiction and other demonstrable factors, is estimated to be \$17.60 per \$100,000 of assessed valuation. The final fiscal year in which the tax is anticipated to be collected is 2052-53.

2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund this bond issue, and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of filing this statement, a projection based on experience within the same jurisdiction and other demonstrable factors, is estimated to be \$17.60 per \$100,000 of assessed valuation first occurring in fiscal year 2025-26.

3. The best estimate from official sources of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is \$579.2 million.

Voters should note that the estimated tax rate is based on the ASSESSED VALUE of taxable property on the Marin County official tax rolls, not on the property’s market value. Property owners should consult their own property tax bills to determine their property’s assessed value and any applicable tax exemptions. For illustration purposes only, a home with the current approximate median residential assessed value in the District of \$1.1 million (as of 2023-24) would pay approximately \$194 in initial annual property taxes based on the tax rate of \$17.60 per \$100,000 of assessed value. Annual increases in the assessed value of a property (without an ownership change or reassessment) are limited to 2% and other limitations provided by Proposition 13 from 1978.

Attention of all voters is directed to the fact that the foregoing information is based upon the District’s projections and estimates only, which are not binding upon the District. The actual tax rates, debt service and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend

upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

Dr. Tara Taupier, Superintendent

In accordance with Education Code Section 15122.5:

Approval of Measure B does not guarantee that the proposed project or projects in the Tamalpais Union High School District that are the subject of bonds under Measure B will be funded beyond the local revenues generated by Measure B. The school district’s proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

ARGUMENT IN FAVOR OF MEASURE B

Vote YES on B: a responsible plan to replace outdated and deteriorating high school classrooms and prevent cuts to instructional programs.

Our local high schools in Tamalpais Union High School District consistently **rank among the best.**

Aging and deteriorating classrooms, labs, and school facilities need urgent upgrades to **keep students safe and support quality instruction.**

Most local high schools are over 60 years old and Tam High is over 100 years old. The last improvement bond passed almost **two decades ago.**

Following the narrow defeat of a bond measure earlier this year, Tamalpais Union High School District leaders **worked with the community** to develop **a scaled-down proposal focused on only the most essential projects. Measure B is the result.**

Measure B is 45% smaller than the last measure and will provide \$289,000,000 in locally controlled funding that is **equitably distributed** to specific projects **at each high school.**

The State does not fund facility improvements so **upgrades to local high schools require local funding.** Without Measure B, **funds would have to be diverted from teaching and classroom instruction** to urgent roof and HVAC repairs for schools to function.

Voting Yes on B funds only urgent and essential improvements:

- Replacing the most outdated and obsolete classrooms, science labs, classroom technology, and equipment
- Repairing leaky roofs and inefficient heating, cooling, electrical, and plumbing systems
- Converting outdated and deteriorating temporary portable classrooms to permanent structures

Mandatory fiscal accountability and local control:

- A **detailed project list** describes specifically how funds would be used
- **Independent oversight, audits, and public spending** disclosures ensure funds are spent as promised
- **Every penny is locally controlled** and cannot be taken by the State
- No funds can be used for administrator salaries

Protecting quality education in local schools is **good for students, good for our community, and good for home values.**

Join trusted local leaders in voting Yes on B.

JARED HUFFMAN

U.S. Congressman, California's 2nd District

STEPHANIE MOULTON-PETERS

Marin County Supervisor, District 3

LEAGUE OF WOMEN VOTERS OF MARIN COUNTY

Kevin M. Hagerty, President

CHUCK FORD

Former TUHSD Trustee & 50-year Marin resident

BITSA FREEMAN

Marin Native, TUHSD Alum and Parent, Realtor

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE B

No rebuttal to argument in favor of Measure B was filed.

ARGUMENT AGAINST MEASURE B

People have reached their limits and ability to pay more taxes, Measure B directs money to aspirational “vanity” projects. There are no senior exemptions and no plans to ensure improved academic performance.

No money goes to reversing weak academic performance. California’s school-dashboard shows TUHSD performing poorly <https://www.caschooldashboard.org/> Instead of a reasonable parcel tax for improved academics, that allows senior exemptions, the Board opts for new construction at Redwood: a \$73,100,000 kitchen remodel, new multipurpose “eating area” and replacing art and music buildings with new, larger ones. These are not “critical” safety needs as the Board claims in order to scare voters.

While identifying only \$80,000,000 in “critical” needs for roofs and HVAC earlier this year, now they redefine everything they want as a critical need. That balloons the bond measure to \$289,000,000 (\$579,200,000 with interest). Much of what they deem “critical” is of their own creation – deferring maintenance while funding ten new senior administrator positions. Students deserve that money directed back to their education.

Measure B offers no exemptions for seniors or low-income families who will be pushed out of Marin by increasing taxes, insurance, and utility bills.

When enrollment is declining and many students are struggling, new fancy buildings shouldn’t be the top priority.

To regain Archie Williams High School area voters, who were shortchanged in failed Measure A, this bond adds a non-critical \$11,300,000 AWHs theater renovation. AWHs voters are still shortchanged at receiving only 14.3% of the bond proceeds.

Who wants all this Tam Union construction? Most of the roughly \$270,000 contributed to political campaigns to pass these 2024 Tam Union bond measures comes from companies who will profit financially.

The board must prioritize fixing Tam Union’s REAL problems: declining academic performance, not “vanity” projects. Voters will approve a smaller bond or parcel tax if there’s demonstrated need.

Vote NO.

BENEDETTO CICO
Business Owner

PASCAL SISICH
Former Planning Commissioner, Library & Sales Tax
Oversight Committee Member

KATHY FLORES
District Resident & Voter

DIANA K. PERDUE
Retired Senior

MICHAEL MACKINTOSH
Local Business Owner

REBUTTAL TO ARGUMENT AGAINST MEASURE B

The opponents are wrong and are spreading misinformation.

Misinformation: Local high schools are performing poorly.

Truth: Academic performance in our schools is among the best in the State and Nation. The opposition is intentionally misrepresenting TUHSD’s academic performance via the Dashboard. 98% of TUHSD students graduate, 80% meet University of California entrance requirements, and admission rates to elite colleges rival that of private schools.

Misinformation: Measure B funds nonessential “vanity” projects.

Truth: Following the narrow defeat of Measure A, TUHSD listened to the community and reduced the proposal by 44% to focus on the most urgent and essential needs (tuhsdfacilities.org). The opponents’ misleading description of a \$73 million kitchen remodel is in fact a multi-pronged project to replace several of Redwood’s oldest, deteriorating, and obsolete buildings. They must be replaced, not remodeled, as required by state law, and do not expand capacity.

Misinformation: Archie Williams High School gets 14% of the funding.

Truth: Archie Williams High gets 21% of Measure B funding, which is roughly equivalent to its percentage of district enrollment at 25%.

Misinformation: Measure B offers no exemptions.

Truth: State law does not allow exemptions for school facilities bonds and bonds are the only practical way to fund school improvements. However, the cost to taxpayers is based on the assessed value of properties so longtime residents and owners of less expensive homes pay the least.

Vote Yes on B — a modest and sensible plan that will provide essential upgrades to support safety and quality education, while protecting devastating cuts to teachers, staff, and programs.

JOHN CARROLL
Marin County Superintendent of Schools

ELAINE PETROCELLI
Founder and President, Book Passage Bookstore

FELECIA GASTON
Executive Director, Performing Stars of Marin
and 34 year Marin City resident

RUTH DELL
Retired President of TUHSD Board of Trustees
and Marin County School Board Association

DAVE CORT
Community Leader and 45+ year West Marin resident

FULL TEXT OF MEASURE B

LOCAL HIGH SCHOOL HIGH PRIORITY CLASSROOM REPAIR AND UPGRADE MEASURE

By approval of this measure by at least fifty-five percent (55%) of the registered voters voting thereon, the Tamalpais Union High School District (“District”) shall be authorized to issue and sell bonds of up to \$289,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed below in the Bond Project List, subject to all of the accountability safeguards specified herein.

SECTION I: KEY FINDINGS

- Tamalpais Union High School District (“District”) strives to provide every student with a high quality education in a safe and modern learning environment, so that they graduate with the skills and knowledge needed for success in college and future careers.
- Tam High is over 100 years old, Redwood and Archie Williams are over 60 years old, and the last significant repairs and upgrades were completed almost 20 years ago.
- Working with architects and school construction experts, the District conducted a thorough assessment of every classroom and school facility to identify and prioritize needed repairs and upgrades.
- Outdated and deteriorating classrooms, science labs, career training facilities, and failing school infrastructure directly impact student safety, learning and the quality of education available to local students.
- Many classrooms and school buildings that have been used daily for decades by thousands of high school students are deteriorating, worn out, have leaky roofs, are not accessible for students with disabilities, and have aging and inefficient plumbing, electrical, heating and cooling systems.
- Outdated classrooms, labs and job training facilities were built to meet past educational standards and need upgrades to support current standards for advanced instruction in science, technology, engineering, arts and math.
- Outdated and deteriorating classrooms and school buildings present risks to student safety and campus security, requiring upgrades to remove hazardous materials like asbestos and lead, improve campus security, and meet current fire and earthquake safety standards.
- All students need appropriate sheltered eating areas to ensure safety during inclement weather including rain, wildfire smoke and extreme heat.
- Because the State does not provide sufficient or dedicated funding for school facility improvements, local funding is needed to address urgent repairs and upgrades at local high schools.
- Without local funding from a voter-approved school improvement bond measure, limited funding that currently supports teacher salaries, educational programming and learning materials will have to be diverted to urgent and essential repairs to roofs, heating

- and ventilation systems that cannot be delayed.
- Diverting approximately \$80 million in instructional funding to urgent facility repairs would likely require significant reductions to academic programs, student support services, and teaching positions.
- To repair and upgrade outdated and failing classrooms, labs and school facilities, and protect limited funding for teaching and academic programs, the Board of Trustees believes that dedicated funding for facility improvements from a voter-approved bond measure is needed.
- Following the narrow defeat of the Measure A bond proposal on the March 2024 ballot, the District listened to community feedback and developed a reduced bond proposal that eliminates lower priority improvements and focuses on the most urgent and essential identified repairs and improvements.
- In developing a revised and reduced bond proposal, the Board has sought to ensure that funds are allocated consistently across the five District high schools on a per-student basis, while prioritizing the most urgent identified needs at each campus.
- In developing a revised and reduced bond proposal, the Board has sought to ensure that cost of the proposed measure is less than is paid by taxpayers toward school facility improvements in other comparable Marin County and Bay Area school districts.
- In developing a revised and reduced bond proposal, the District has developed a detailed school by school project list with updated cost estimates focused on the most urgent high priority repairs and upgrades.
- The revised bond proposal will address priority improvements, such as:
 - Replacing outdated and obsolete classrooms, science labs, technology, and equipment;
 - Repairing or replacing leaking and deteriorating roofs;
 - Repairing or replacing outdated and inefficient heating, cooling, electrical and plumbing systems;
 - Updating career and job training classrooms to meet current educational standards;
 - Updating art, music and performing arts classrooms; and
 - Replacing outdated, deteriorating and failing temporary portable classrooms.
- Proceeds from a voter-approved school facilities improvement bond measure would be controlled locally for District high schools only and could not be taken away by the State.
- None of the money raised may be used for administrators’ salaries or pensions or other school operating expenses.
- An independent citizens’ oversight committee, mandatory annual audits and public disclosure of all spending will help ensure funds are only spent on voter-approved projects.

SECTION II: ACCOUNTABILITY MEASURES

The provisions in this section are included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific facilities needs of the District, all in compliance with the requirements of Article XIII A, section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified in Section 15264 et seq. of the California Education Code).

Evaluation of Needs. The Board of Trustees has evaluated the facilities needs of the District and has identified projects to finance from a local bond measure at this time. The Board of Trustees has certified that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

Independent Citizens' Oversight Committee. The Board of Trustees shall establish an independent Citizens' Oversight Committee in accordance with Education Code sections 15278-15282 and applicable Board policy, to ensure bond proceeds are expended only for the school facilities projects listed in the Bond Project List. The committee shall be established within sixty (60) days of the date when the Board of Trustees enters the results of the election in its official minutes.

Annual Performance Audit. The Board of Trustees shall conduct or cause to be conducted an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects described in the Bond Project List.

Annual Financial Audit. The Board of Trustees shall conduct or cause to be conducted an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent.

Annual Report to Board. Upon approval of this measure and the sale of any bonds approved, the Board of Trustees shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent shall cause a report to be filed with the Board of Trustees no later than January 1 of each year, commencing on the first January 1 after bonds have been issued and proceeds spent, stating (1) the amount of bond proceeds received and expended in the past fiscal year, and (2) the status of any project funded or to be funded from bond proceeds. The report may be incorporated into the annual budget, annual financial report, or other appropriate routine report to the Board.

SECTION III: BOND PROJECT LIST

This Bond Project List, which is an integral part of this proposition, describes the specific projects the District proposes to finance with proceeds of the bonds. All information contained within this "Section III: Bond Project List" comprises the list and description of permissible projects and expenses that may be paid from bond proceeds.

In order to meet all identified facility needs, the District intends to complete projects using a combination of funding sources, including joint use funds or contributions, development impact fees, and state funding (if available).

The District will pursue state matching funds if and when they become available, and if received, they will be used for projects on the Bond Project List or other high priority capital outlay expenditures as permitted by law. Approval of this measure does not guarantee that all projects on this Bond Project List at all listed sites will be funded beyond the local revenues generated by this measure. The District's proposal for the projects assumes the receipt of some state matching funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure. Bond funds may be used to meet any matching share contribution requirements.

Specific projects that may be funded by bond proceeds include projects in Category A and Category B, list below. Category A projects are intended to be completed at the site indicated. Category B projects may be completed at any and all school sites, buildings and facilities where such project is determined necessary or required, including without limitation, adult education facilities, administrative and support buildings, and alternative education program facilities. Whether and how a project is described in Category A does not limit the District's ability to perform a Category B project at any particular site.

Specific projects to be funded by the bond measure include the following:

Category A: Site-Specific Campus Upgrades to Prepare Students for College and Careers and Comply with Safety, Accessibility and Educational Standards

ARCHIE WILLIAMS HIGH SCHOOL

- Renovate and expand Performing Arts Center, including:
 - Renovate / expand existing theater and music and drama classroom building, new lobby with restrooms, new dressing rooms, upgrade performance lighting;
 - Make required ADA improvements; install new systems and finishes;
- Demolish and remove Creekside portables and replace with outdoor learning areas;
- Replace baseball and football fields;
- Resurface track;
- Upgrade/modernize athletic fieldhouse;
- Replace storage buildings.

REDWOOD HIGH SCHOOL

- Construct Music, Fine Arts Classroom Buildings and Multi-Purpose Eating Area, including:
 - New music classroom building
 - New arts and ceramics classroom building
 - New multi-purpose sheltered eating area
 - Temporary housing in leased portables
 - Hazardous materials abatement and demolition of existing buildings
 - Replacement of site utilities, including sewer line replacement and relocation of main electrical service and emergency generator
- Replace Ghilotti Field athletic turf;

- Expand/renovate existing kitchen, dining, and food service areas;
- Resurface track;
- Replaster pool.

TAMALPAIS HIGH SCHOOL

- Replace Science, Technology, Engineering, Arts & Math (STEAM) Building, including:
 - New 4-story building containing 14 science, math, engineering and arts classrooms and labs and a replacement music classroom building;
 - Temporary housing in leased portables;
 - Hazardous materials abatement and demolition and removal of existing buildings;
 - Extensive grading and site utilities.
- Replace elevator for disability access and fire escapes;
- Upgrade/modernize kitchen, food service and dining areas;
- Resurface track;
- Replaster pool;
- Replace storage buildings.

Category B: Districtwide Campus Upgrades to Support Student Health, Safety and Security

The following projects are authorized to be completed at each, any or all of the District's schools, sites, buildings and facilities if and where determined necessary:

- Replace deteriorating and leaky roofs;
- Replace heating, ventilation, and air conditioning (HVAC) systems;
- Repair and replace deteriorating student restrooms;
- Replace, upgrade plumbing and irrigation systems, including associated asphalt repairs;
- Upgrade restrooms and path of travel to improve access for students with disabilities and meet current Americans with Disabilities Act requirements;
- Provide solar photovoltaic parking structures and electric vehicle charging stations to offset energy usage, reduce carbon footprint and promote sustainable practices.
- Improve technology infrastructure to increase bandwidth Districtwide and enhance network-based content and curriculum delivery; acquire and/or improve classroom technology, upgrade backbone systems wireless access points, switches, and MDF/IDF data rooms with environmental controls.

Listed projects, repairs, improvements, rehabilitation projects and upgrades will be completed only as needed, and the listing of projects does not imply a particular prioritization among such improvements; however, the Board's top priorities for improvements include the renovation and expansion of the performing arts center at Archie Williams High School; the construction of the music, fine arts classroom buildings and multi-purpose eating area at Redwood High School and the replacement of the STEAM building at Tamalpais High School. Projects may be done in phases, based on Board of Trustees priorities available funding. Decisions regarding the scope, timing, prioritization

or other facets of project implementation will be made solely by the Board of Trustees by subsequent action. Where terms such as "renovate," "upgrade," "replace," and "improve" are used in the Bond Project List, the Board of Trustees has the discretion to determine the best method for accomplishing the project's objective, including the use of new construction. For any listed project involving renovation or modernization of a building or the major portion of a building, the District may proceed with new replacement construction instead (including any necessary demolition), if the District determines that replacement and new construction is more practical than renovation, considering the building's age, condition, expected remaining life, comparative cost and other relevant factors. In addition, where feasible, projects may be completed in partnership with other public or private agencies on a joint use basis using bond proceeds, subject to federal tax rules and regulations.

Each project is assumed to include its share of costs of bond issuance, architectural, engineering, legal and similar planning costs; litigation costs; construction management; bond project consultants; staff development and training expenses associated with learning construction techniques and approaches and new bond-funded equipment and systems; the furnishing and equipping of all projects, including equipment to maintain facilities in a safe and clean condition; and a customary contingency for unforeseen design and construction costs. Payment of the costs of preparation of facilities planning and project implementation studies, feasibility and assessment reviews, master planning, environmental studies, permit and inspection fees, Division of State Architect (DSA) - related requirements, studies and assessments, including ADA and seismic, and temporary housing and relocation costs for dislocated programs or activities caused or necessitated by projects on the Bond Project List are permissible bond expenditures.

The final cost of each project will be determined as plans are finalized and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Necessary site preparation, grading or restoration may occur in connection with acquisition of property, new construction, modernization, renovation or remodeling, or installation or removal of modular classrooms, including ingress and egress, removing, replacing or installing irrigation, utility lines, trees and landscaping, relocating fire access roads and acquiring any necessary easements, leases, licenses or rights of way to the property.

SECTION IV: ADDITIONAL SPECIFICATIONS

No Operating Expenses. Proceeds from the sale of Bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation or replacement of school facilities on the Bond Project List, including the furnishing and equipping of said school facilities, or the acquisition or lease of real property for said school facilities, and not for any other purpose, including teacher or administrator salaries and other school operating expenses in accordance with applicable law.

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single

proposition, pursuant to Section 15100 of the California Education Code, and all the enumerated purposes shall constitute the specific single purpose of the bonds and proceeds of the bonds shall be spent only for such purpose.

Other Terms of the Bonds. The bonds may be issued and sold in several series, and in accordance with a financing plan determined by the Board of Trustees pursuant to requirements of law. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum and with a maximum term not exceeding the statutory maximum, provided that the average useful life of bonds sold will not exceed one hundred twenty percent (120%) of the average life of the projects being financed or as otherwise provided by federal tax law. Bond funds may be used to reimburse the District for Bond Project list expenditures incurred prior to the election and bond issuance, in accordance with federal tax law.

Attention of all voters is directed to the fact that the financial information contained in this measure is based upon the District's projections and estimates only, which are not binding upon the District, nor are the summary or average payment estimates, if any, provided in the Ballot Label. The actual tax rates, debt service and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

In preparing this information, the District obtained reasonable and informed projections of assessed property valuations that took into consideration projections of assessed property valuations made by the County Assessor, if any, in accordance with Education Code Section 15100(c).

MEASURES SUBMITTED TO THE VOTERS
MUNICIPAL
TOWN OF SAN ANSELMO
MEASURE N
<p>Shall Ordinance No. 2024-1185, establishing a prohibition on residential real property annual rental rate increases (applied only to triplexes and larger) that exceed 60% of the Consumer Price Index or 5%, whichever is lower, and defining a base rent as the rent in effect on June 21, 2023, be adopted?</p> <p style="text-align: center;"> <input type="radio"/> YES <input type="radio"/> NO </p>

IMPARTIAL ANALYSIS BY TOWN ATTORNEY

TOWN OF SAN ANSELMO

MEASURE N

RENT STABILIZATION ORDINANCE

REFERENDUM MEASURE

INTRODUCTION: This Measure was placed on the ballot following the submission of a referendum petition signed by the requisite number of San Anselmo voters. If approved by a majority of voters voting on the question, the Measure would enact an Ordinance establishing limits on annual rent increases for some residential rental property in the Town of San Anselmo.

BACKGROUND: On April 9, 2024, the Town Council adopted Ordinance No. 2024-1185, enacting San Anselmo Municipal Code Title 20 “Rent Stabilization and Tenant Protection” Chapter 1 “Rent Stabilization” (“Ordinance”). On May 2, 2024, a referendum petition against the Ordinance was filed and subsequently found to contain sufficient signatures. On June 11, 2024, the Town Council voted to place the Ordinance on the November 5, 2024 ballot.

MEASURE: Under State law, the Ordinance will become effective only if a majority of Town voters voting on the Measure approve the Measure.

The Ordinance would apply to some residential rental properties of three or more units. The Ordinance prohibits property owners from raising rents above 60% of the Consumer Price Index or a total of 5%, whichever is lower. Rents may be increased once per year. For tenancies commencing before June 21, 2023, base rent (the level from which rent may be increased) is the rent effective on June 21, 2023. For tenancies commencing on or after June 21, 2023, base rent is the initial rent. An owner may not charge separate utility charges in addition to rent unless the utilities are separately metered and in the tenant’s name. Owners must pay fees that may be adopted by the Town Council at a future date and must give notice of the Ordinance to tenants.

Under the Ordinance, an owner is entitled to a reasonable rate of return on their property. If an owner believes that the allowable rent does not provide a reasonable rate of return, the owner may file a Fair Return Petition (“Petition”) to increase rent beyond the amount permitted under the Ordinance. The Petition process provides tenants with notice and an opportunity to be heard. The Planning Director or

designee shall hear the Petition and makes a decision based on factors including, but not limited to: changes in taxes, capital improvements, insurance costs, and required repairs. The owner or tenant may appeal the decision to the Planning Commission.

The Ordinance exempts units including: 1) rental units constructed after 1995; 2) deed-restricted affordable housing; 3) hotels and institutional facilities; 4) dormitories; 5) single-family homes and condominiums; 6) accessory and junior accessory dwelling units; and 7) properties with two or fewer rental units.

THE VOTE: A “yes” vote shall be counted in favor of the adoption of the Ordinance. A “no” vote shall be counted against the Ordinance’s adoption. This Measure will be approved if it receives a majority of “yes” votes.

s/MEGAN HOLT ACEVEDO
San Anselmo Town Attorney

ARGUMENT IN FAVOR OF MEASURE N

Vote YES on Measure N to extend local rent control to San Anselmo's multifamily rental units.

For decades, local renters have been on the frontlines of Marin's housing crisis. Over half of San Anselmo renters are rent burdened, paying over 30% of their wages towards rent. It's hardly surprising: according to County census data, from 2009–2019, median rent for a 2-bedroom apartment increased 91%, far outpacing inflation. In that same window, median wages for a Marin County renter—\$67,000—stagnated. Covid-19 has only added to the strain.

We can do better. Measure N keeps our community strong by applying local rent control to San Anselmo's medium-to-large sized rental properties. Local rent control is a time-tested tool that keeps young families, essential workers, and fixed-income seniors in place. Hundreds of thousands of renters across the Bay Area are protected by local rent control, with people-first policies that limit increases to a percentage of inflation (CPI). San Anselmo renters deserve such protections.

Measure N offers a balanced solution. It caps annual rent increases at a percentage of CPI while guaranteeing landlords a "fair return." This means that while renters are protected from unreasonable hikes, landlords can still recover costs and maintain profitability, ensuring a sustainable rental market. This balance is key to maintaining San Anselmo's diversity and vibrancy.

Crafted with extensive input from renters, homeowners, and landlords, Measure N addresses the specific needs of San Anselmo. This thoughtful process resulted in a policy that applies only to larger multifamily units, which are increasingly owned by out-of-town corporations, while exempting single-family homes, ADUs, JDUs, and duplexes, which are often owned by local "mom-and-pop" landlords. Importantly, Measure N requires no new taxes, with any costs covered by a modest fee paid only by the affected properties.

Join the Marin Democratic Party (DCCM), Sierra Club, renters, homeowners, and small landlords who agree: YES on N!

TARRELL KULLAWAY
Vice Mayor of San Anselmo

STEVE BURDO
Councilmember/Former Mayor of San Anselmo

PAT JOHNSTONE
Landlord/Chair Marin Democratic Party (DCCM)

SUE SAUNDERS
Homeowner/Climate Action Commissioner

VICTORIA CANBY
Landlord/Artist

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE N

Common sense San Anselmo Democrats are voting NO on Measure N. Excessive Berkeley-style rent control is not reasonable or right for our Town.

Measure N's proponents are hiding the details. They don't tell you how drastic Measure N is. It would cap annual rent increases at 60% of CPI, meaning a landlord couldn't keep pace with inflation. Forcing landlords to lose money isn't a fair or balanced response to housing affordability. It's a recipe for disaster.

The current California statewide rent control law, the 'Tenant Protection Act of 2019,' has been a success in San Anselmo. It has allowed for a steady available supply of rental properties at reasonable rent-controlled prices. The current law strikes the right balance in protecting renters and promoting neighborhood housing. We don't need Measure N.

Excessive rent control will discourage rental investments leading to less rental options. As proven in Berkeley, this leads to drastically increased rents for new tenants trying to move into the area. It also leads to run-down, unattractive rental properties.

Measure N is also bad for the Town. San Anselmo would need to devote significant staff time and cost to managing a whole new bureaucracy and rental registry. Further, impacted rental properties would see lowered assessments and the Town would lose property tax revenue. We're a small town and are dependent on property taxes for a great deal of our services. We can't afford to lose this revenue source.

Keep San Anselmo renter friendly.

Vote NO on Measure N.

EILEEN BURKE
Mayor, Town of San Anselmo

SUELLEN LAMORTE
Retired Ross Valley School Teacher

JEFF KROOT
Former Mayor, Town of San Anselmo

PAUL CHIGNELL
Former Mayor, Town of San Anselmo

FORD GREENE
Former Mayor, Town of San Anselmo

ARGUMENT AGAINST MEASURE N

We already have statewide rent control in California. We don't need Measure N. Gavin Newsom championed rent control via the Tenant Protection Act in 2019 (Civil Code § 1947.12). This law protects tenants by limiting annual rent increases. It also promotes rental housing by allowing landlords to make some profit, keep up with inflation and survive. The current law strikes the right balance and works.

Measure N, conceived by the Berkeley Rent Board and pushed in San Anselmo by the Democratic Socialists of America, is completely unbalanced and harmful to San Anselmo. It goes way too far.

Measure N allows annual rent increases of only 60% of the local consumer price index. Without a tenant-specific meter it prohibits any utility pass through to the tenant irrespective of extent of the tenant's utility use. It also prohibits pass through of insurance increases. Utility and insurance costs have skyrocketed. Forcing landlords to absorb all these increased costs is neither balanced nor fair.

Our Mom-and-Pop landlords aren't gouging, corporate monsters. They allow many who otherwise wouldn't be able to afford San Anselmo to live in our community. We need the rentals we have. Measure N would reduce rental housing. The housing affordability crisis is a community problem. Forcing housing providers to lose money year after year via extreme rent control is a bad answer. If all profit is eliminated, rental properties aren't maintained or improved. This lowers property values for all properties in San Anselmo, including single family homes. Alternatively, rentals get converted to condos, forcing lower income tenants out of the area.

San Anselmo should tackle the affordable housing issue as a community by building affordable housing. Singling out landlords for an unfair allocation of the burden is wrong.

Protect rental housing.

Vote NO on Measure N.

EILEEN BURKE
Mayor, Town of San Anselmo

FORD GREENE
Former Mayor of San Anselmo

SUELLEN LAMORTE
Retired Teacher

MITCH ONGARO
Business Owner

PAUL CHIGNELL
Former Mayor of San Anselmo

REBUTTAL TO ARGUMENT AGAINST MEASURE N

California enacted statewide rent control in 2020. The need was clear: In the decade prior, Marin's median rent increased 91%, from \$1,658 (2009) to \$3,170 (2019). Measure N's opponents assert that because there's a statewide law, Measure N is unnecessary. But did Sacramento politicians really "strike the right balance" as claimed?

Here's the math. State law caps annual increases at 5% plus inflation. Let's pretend the state law was applied retroactively, starting in 2009. Taking the 2009 baseline (\$1,658) applying an annual increase of 5% plus historical inflation rates, the monthly rent in 2019 would come to \$3,431—more than doubling in a decade under Sacramento's policy.

Measure N is a local response to local conditions. It keeps our community intact and prevents displacement for families and seniors who can't afford these excessive rent increases. That's why local organizations like the Marin Democratic Party (DCCM) and Sierra Club Marin support Measure N.

Although Measure N caps rent increases at a percentage of inflation (learn why: www.sananselmoforrentcontrol.com/faqs), it's not true that Measure N "forces" landlords to absorb increased costs and lose profits. Landlords are constitutionally entitled to recover all costs—including insurance and utilities—and maintain fair returns on their investments.

We do agree that the housing crisis is a community problem. San Anselmo's already adjusting to state housing mandates. Homeowners have been doing their part, accepting next-door rezonings and streamlined developments. Measure N proposes that mid- and large-scale landlords do their part, too, so that as San Anselmo prepares to welcome new neighbors, we stay welcoming for those already here.

TARRELL KULLAWAY
Vice Mayor of San Anselmo

STEVE BURDO
Councilmember/Former Mayor of San Anselmo

PAT JOHNSTONE
Landlord/Chair Marin Democratic Party (DCCM)

TIFFANY MCELROY
Renter/Teacher/San Anselmo Racial Equity Commissioner

VICTORIA CANBY
Landlord/Artist

**FULL TEXT OF MEASURE N
TOWN OF SAN ANSELMO
RESOLUTION NO. 2024-4550**

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF SAN ANSELMO CALLING
A GENERAL MUNICIPAL ELECTION IN ITS
JURISDICTION ON NOVEMBER 5, 2024 TO
SUBMIT TO THE QUALIFIED VOTERS OF
THE TOWN OF SAN ANSELMO A MEASURE
SEEKING VOTER APPROVAL OF TOWN
COUNCIL ORDINANCE NO. 2024-1185
ESTABLISHING RENT STABILIZATION
REGULATIONS APPLICABLE TO CERTAIN
RESIDENTIAL RENTAL UNITS; REQUESTING
THE MARIN COUNTY BOARD OF SUPERVISORS
CONSOLIDATE THE GENERAL MUNICIPAL
ELECTION WITH ANY OTHER ELECTION
CONDUCTED ON SAID DATE; REQUESTING
ELECTION SERVICES BY THE COUNTY
REGISTRAR OF VOTERS; AND PROVIDING
RULES AND DEADLINES FOR ARGUMENTS
AND REBUTTALS FOR AND AGAINST THE
MEASURE**

WHEREAS, at its meeting of April 9, 2024, the Town Council adopted Ordinance No. 2024-1185 “An Ordinance of the Town of San Anselmo Adding Title 20 ‘Rent Stabilization and Tenant Protections’ Chapter 1 ‘Rent Stabilization’ Establishing Rent Stabilization Regulations Applicable to Certain Residential Rental Units and Making Associated CEQA Determination;” and

WHEREAS, on May 2, 2024, a referendum proponent filed a referendum petition titled, “Referendum Against an Ordinance Passed by the Town Council” (“Referendum”) and the Referendum petition was accepted for filing following the Town Election Official’s prima facie review and determination that the number of signatures on the Referendum petition exceeded at least 10 percent of the voters of the Town according to the County Elections Official’s last official report of registration to the Secretary of State, which is currently 951 voters; and

WHEREAS, on May 2, 2024, the Town Elections Official submitted the Referendum petition to the Marin County Registrar of Voters for examination and a determination as to whether the Referendum petition contains sufficient valid signatures; and

WHEREAS, on May 15, 2024, the Marin County Registrar of Voters submitted to the Town Clerk, a Certificate of Signature Verification dated May 14, 2024, which determined that the Referendum petition contains 1471 valid signatures of qualified registered voters in the Town of San Anselmo and that the Referendum petition is therefore sufficient; and

WHEREAS, due to the Referendum, if the Town Council does not repeal Ordinance No. 2024-1185 in its entirety, the Council is required by California Elections Code section 9241 to submit the Ordinance to the voters at either the Town’s next regular election or at a special election held not less than 88 days after the order of the election; and

WHEREAS, the next regular election is the Town’s

General Municipal Election scheduled for November 5, 2024; and

WHEREAS, the Town Council desires to place the Ordinance before the Town voters on November 5, 2024; and

WHEREAS, Ordinance No. 2024-1185 is attached hereto as Exhibit A and by this reference made an operative part hereof, and in accordance with all applicable law; and

WHEREAS, by adoption of this Resolution, the Town Council desires that the County of Marin render full services to the Town in connection with conducting the General Municipal Election; and

WHEREAS, all necessary expenses in performing these services shall be paid by the Town of San Anselmo; and

WHEREAS, under California Elections Code section 10400 et seq., the Town desires that the election be consolidated with other elections held on the same date; and

WHEREAS, it is also desirable to establish rules for submission of written arguments and rebuttals for and against the Initiative in accordance with the applicable California Elections Code procedures.

NOW, THEREFORE, the Town Council of the Town of San Anselmo hereby resolves as follows:

SECTION 1. Environmental Review.

The Town Council finds that this resolution and the placement of the Ordinance No. 2024-1185 on the ballot is not a “project” within the meaning of Public Resources Code section 21065 and section 15378 of the California Environmental Quality Act (CEQA) Guidelines and therefore, not subject to CEQA review.

SECTION 2. Recitals.

The Town Council hereby finds and determines that the foregoing recitals are true and correct and are incorporated herein and by this reference are made an operative part hereof.

SECTION 3. Call of General Municipal Election.

The Town Council hereby orders Ordinance No. 2024-1185 attached hereto as Exhibit A to be submitted to qualified voters of the Town at the General Municipal Election for the Town of San Anselmo to be held on the 5th day of November, 2024. The Ordinance shall be in the form attached hereto as Exhibit A and is incorporated herein by reference.

SECTION 4. Ballot Question.

The Town Council, pursuant to its right and authority, does hereby order that the ballot question for Ordinance No. 2024-1185 shall be presented and printed upon the ballot submitted to the qualified voters in the manner and form set forth in this Section. On the ballot to be submitted to the qualified voters at the General Municipal Election to be held on November 5, 2024, in addition to any other matters required by law, there shall be printed the following ballot question:

“Shall Ordinance No. 2024-1185, establishing a prohibition on residential real property annual rental rate increases (applied only to triplexes and larger) that exceed 60% of the Consumer Price Index or 5%, whichever is lower, and defining a base rent as the rent in effect on June 21, 2023, be adopted?”	Yes
	No

SECTION 5. Request for Consolidation and Election Procedures.

The Town Council of the Town of San Anselmo hereby requests that the Board of Supervisors of the County of Marin:

- (1) Consolidate the Town’s General Municipal Election with any other applicable election conducted on November 5, 2024.
- (2) Pursuant to Elections Code section 10002, authorize and direct the County Registrar of Voters, at Town expense, to provide all necessary election services and to canvass the results of said election. The services shall be of the type normally performed by the Registrar of Voters in assisting the clerks of municipalities in the conduct of elections, including but not limited to checking registrations, mailing ballots, hiring election officers and arranging for polling places, receiving absentee voter ballot applications, mailing and receiving absentee voter ballots and opening and counting same, providing and distributing election supplies, and furnishing voting machines.
- (3) The Town Clerk of the Town of San Anselmo shall receive the canvass from the County as it pertains to the General Municipal Election and shall certify the results to the Town Council, as required by law.

SECTION 6. Arguments and Impartial Analysis.

- (1) Primary arguments for or against Ordinance No. 2024-1185 shall be submitted no later than 5:00 p.m. on August 15, 2024.
- (2) Rebuttal arguments for or against Ordinance No. 2024-1185 shall be submitted no later than 5:00 p.m. on August 26, 2024.
- (3) Pursuant to state law, primary arguments for or against Ordinance No. 2024-1185 shall not exceed three hundred (300) words and shall be signed by no more than five persons.
- (4) Pursuant to state law, rebuttal arguments to the primary arguments for or against Ordinance No. 2024-1185 shall not exceed two hundred fifty (250) words and shall be signed by no more than five persons.
- (5) Pursuant to state law, the Town Clerk shall comply with all provisions of law establishing the priority of arguments for printing and distribution to the voters and shall take all necessary actions to cause the selected arguments to be printed and distributed to voters.
- (6) The Town Council adopts the provisions pertaining to rebuttal arguments contained in Elections Code section 9285 and directs the Town Clerk to comply

with those provisions.

- (7) Pursuant to Elections Code section 9280, the Town Council directs the Town Clerk to transmit a copy of the Initiative to the Town Attorney. The Town Attorney shall prepare an impartial analysis for Ordinance No. 2024-1185 in compliance with state law. The Impartial Analysis shall be filed by the deadline set for filing primary arguments as set forth above.

SECTION 7. Transmittal of Resolution.

The Town Clerk shall submit a certified copy of this Resolution to the Board of Supervisors for the County of Marin.

SECTION 8. Severability.

If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Town Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

SECTION 9. Effective Date of Resolution.

This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 11th day of June, 2024 by the following vote:

- AYES: Councilmember: Burdo, Colbert, Fineman, Kullaway, Mayor Burke
- NOES: Councilmember: None
- ABSENT: Councilmember: None
- ABSTAIN: Councilmember: None

s/EILEEN BURKE
Mayor

ATTEST:
s/SERGE AVILA
Town Clerk

**TOWN OF SAN ANSELMO
ORDINANCE NO. 2024-1185**

AN ORDINANCE OF THE TOWN OF SAN ANSELMO ADDING TITLE 20 “RENT STABILIZATION AND TENANT PROTECTIONS” CHAPTER 1 “RENT STABILIZATION” ESTABLISHING RENT STABILIZATION REGULATIONS APPLICABLE TO CERTAIN RESIDENTIAL RENTAL UNITS AND MAKING ASSOCIATED CEQA DETERMINATION

WHEREAS, the Town of San Anselmo (the “Town”) is a general law city incorporated under the laws of the State of California; and

WHEREAS, in response to community concerns regarding unaffordable rents, tenant displacement, and the need to preserve affordable residential rental housing, the Town held a series of community meetings and Town Council meetings, and engaged in extensive community outreach regarding rent stabilization and tenant protection issues as follows:

- June 21, 2023 Town Council meeting. Council received information and discussed rent stabilization and tenant protection issues including State laws and other local jurisdictions’ rent stabilization actions.
- August 2023 Town webpage created, updated, and publicized containing summary of State rental protection laws, examples of local rent protection ordinances, and upcoming dates of community or Council meetings regarding renter protections.
- August 2023 Town publicized upcoming community meeting by placing information on the Town’s website, mailing postcards to all San Anselmo residential households and out-of-town landlords, hand-distributing postcards to apartment buildings with 10+ units, placing postcards in the Library and at Town Hall, and posting notices on Town announcement bulletin boards.
- August 2023 notice regarding renter protection community meetings included and publicized in the weekly Town Manager e-newsletter (5700 subscribers).
- Notice of renter protection community meetings posted on Instagram (2150 followers) and Nextdoor (11K members, 5K households) on August 29, 2023, September 14, 2023, and October 2, 2023.
- August 24, 2023 Town issued a press release to all media contacts regarding upcoming community renter protection discussion meetings.
- August 2023 e-mail comment portal established on Town website for members of the public to submit comments regarding renter protection issues.
- September 14, 2023 Community Workshop. Community workshop focused on tenants where staff received and recorded public comment.
- October 5, 2023 Community Workshop. Community workshop focused on landlords where staff received and recorded public comment.
- October 24, 2023 Town Council meeting. Council received summary of community workshops, took

additional public comment, held a discussion, and gave direction to staff to return for further Council discussion.

- January 9, 2024 Town Council meeting. Council received additional public comment, held a discussion, and gave direction to staff to prepare rent stabilization discussion points for further Council discussion.
- March 12, 2024 Town Council meeting. Council received and recorded additional public comment, held a discussion, and gave direction to staff to prepare a Rent Stabilization Ordinance.

WHEREAS, U.S. Census data indicates that approximately 24% of Town households are renter-occupied with a median gross rent of \$1,930, and that approximately 41% of Town renters are paying more than 30% of their income on housing; and

WHEREAS, pursuant to its police power under Article XI, Section 7 of the California Constitution, the Town may enact and enforce laws within its boundaries that promote the public health, safety, and general welfare that are not in conflict with general laws; and

WHEREAS, due to the disproportionate housing cost burden on residential tenants in the Town of San Anselmo and in order to help preserve affordable rental housing and prevent tenant displacement, the Town Council finds it necessary for the public health, safety, and general welfare to adopt an ordinance as set forth herein providing protections for residential tenants by regulating rental rates and other factors for certain residential rental units (“Ordinance”); and

WHEREAS, the Town Clerk caused notice of a Town Council public hearing regarding the Town Council’s adoption of the Ordinance in the Marin Independent Journal newspaper on as required by Government Code section 36933 and published the text of the Ordinance as required by State law; and

WHEREAS, on March 26, 2024 the Town Council held a duly noticed public hearing to consider introduction of the Ordinance and voted 3-2 in favor of the Ordinance; and

WHEREAS, on April 9, 2024 at its duly noticed and public meeting a majority of the Town Council voted to adopt the Ordinance; and

WHEREAS, the Ordinance is consistent with the Town’s General Plan, Housing Element, Policy 4 “Support the Preservation of Housing” because it helps conserve existing affordable housing stock; and

WHEREAS, the Ordinance does not impact the Town’s Climate Action Plan and is therefore not applicable; and

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Environmental Review. This Ordinance is not subject to the California Environmental Quality Act (“CEQA”) because it does not constitute a “project” within the meaning of Public Resources Code section 21065, and CEQA Guidelines sections 15060(c)(2), 15060(c)(3), or 15378 because there is no potential that it will cause a reasonably foreseeable direct or indirect physical change in the environment. The restrictions contained herein, including but not limited to the residential rental cap, will not affect the physical environment. Additionally, the Ordinance is exempt

from CEQA pursuant to the “common sense” exemption, CEQA Guideline section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment. There are no unusual circumstances, or other factors per CEQA Guideline section 15300.2, that support an exception to this exemption.

SECTION 2. Findings Incorporated. The above recitals are true and correct and incorporated as findings herein.

SECTION 3. General Plan Consistency. Town Council of the Town of San Anselmo does hereby find that the Ordinance is consistent with the General Plan, Housing Element, Policy 4 “Support the Preservation of Housing” because rent caps and rent stabilization protections will help preserve affordable housing.

SECTION 4. Ordinance Amendment. A new Title 20 to the San Anselmo Municipal Code shall be added entitled: “Rent Stabilization and Tenant Protections”.

SECTION 5. Ordinance Amendment. A new Chapter “Rent Stabilization” shall be added to Title 20 to read as follows:

20-1.101 Title. This Chapter shall be known as the “San Anselmo Rent Stabilization Ordinance”.

20-1.102 Applicability. This Chapter shall apply to property with three (3) or more residential rental units, none of which are exempt pursuant to Section 20-1.110, are located on the same parcel or lot, or contiguous parcels or lots, under common ownership.

20-1.103 Purpose. The purpose of this Chapter is to protect residential tenants from excessive rent increases, promote the long-term sustainability for tenants in the Town of San Anselmo, and preserve affordable rental housing while ensuring that landlords receive and maintain their ability to receive a fair rate of return on their rental property.

20-1.104 Definitions. For the purposes of this Chapter the following definitions apply:

(a) “Annual Allowable Rent Increase” shall mean the allowable increase in Rent permitted within a twelve (12) month period as set forth in Section 20-1.105(b).

(b) “Base Rent” shall mean the reference point from which the lawful Rent shall be determined and adjusted in accordance with this Chapter.

(1) Base Rent for tenancies that commenced before June 21, 2023 shall be the Rent in effect on June 21, 2023.

(2) Base Rent for tenancies commencing on or after June 21, 2023 shall be the initial rental rate charged upon the initial occupancy. For purposes of this Section “initial rental rate” means only the amount of Rent actually paid by the tenant for the initial term of the tenancy.

(c) “Fair Return Petition” shall mean a petition made by an owner of residential real property for a Rent increase in excess of that provided in Section 20-1.105 of this Chapter in order to obtain a Reasonable Rate of Return on property.

(d) “Reasonable Rate of Return” shall have the meaning assigned to the term by California and federal courts in precedential published opinions regarding rent stabilization ordinances for residential tenancies. Generally, within the context of a rent stabilization ordinance, the term refers to a

rate of just and reasonable return on an owner’s property that is high enough to encourage and reward efficient management, discourage the flight of capital, maintain adequate services, and enable operators to maintain and support an owner’s credit status, but not so high as to defeat the purpose of curtailing excessive Rents and Rental increases.

(e) “Rent” shall mean all periodic payments and all nonmonetary consideration, including, but not limited to, the fair market value of goods and services rendered to or for the benefit of the owner under an agreement concerning the use or occupancy of residential real property, including, but not limited to, all payment and consideration demanded or paid for parking, pets, furniture, and subletting.

20-1.105 Stabilization of Rent.

(a) Upon the effective date of this Chapter, no owner of residential real property shall charge Rent in an amount that exceeds the sum of the Base Rent plus any lawful Rent increases implemented pursuant to this Chapter.

(b) Annual Allowable Rent Increase.

(1) The Annual Allowable Rent Increase shall be equal to sixty percent (60%) of the percentage increase in the Consumer Price Index (All Urban Consumers, San Francisco-Oakland-Hayward region, or any successor designation) rounded to the nearest one-tenth of a percent, or 5%, whichever is lower.

(2) More than one Rent increase within a twelve (12) month period is prohibited, unless approved by a Fair Return Petition pursuant to this Chapter or required by State law.

20-1.106 No Direct Charge for Utilities. A residential property owner may not charge a tenant for utility charges in addition to Rent. In order to be paid by a tenant, the utility service must be separately or individually metered and the utility account must be registered to the tenant and not the residential property owner.

20-1.107 Reasonable Rate of Return. The Annual Allowable Rent Increase is found and determined to provide a Reasonable Rate of Return on property. Notwithstanding the foregoing, any owner of residential real property who contends that the Annual Allowable Rent Increase prevents the owner from receiving a Reasonable Rate of Return on property may file a Fair Return Petition to increase the amount of Rent pursuant to the provisions in this Chapter.

20-1.108 Fair Return Petition for Rent Increase.

(a) An owner of residential real property may petition for a Rent increase in excess of the Annual Allowable Rent Increase in order to obtain a Reasonable Rate of Return on the owner’s property.

(b) A Fair Return Petition shall be on a form prescribed by the Planning Director or designee. Within five (5) calendar days of submitting a Fair Return Petition to the Town, the owner shall send a copy of the petition to the applicable tenant(s) by first class U.S. mail and promptly provide proof of such mailing to the Town. The tenant(s) will then have thirty (30) calendar days from the date of mailing a copy of the petition to reply or provide additional materials to the Town in response to the Fair Return Petition. All Fair Return Petitions pertaining to tenants in the same building will be consolidating for hearing.

(c) There is a rebuttable presumption that the Annual Allowable Rent Increase provides owners with a Reasonable

Rate of Return on property. The owner has the burden of proof to rebut this presumption and show that a further increase in Rent is necessary to provide a Reasonable Rate of Return. The owner shall provide at his/her/their sole cost and expense, all documentation requested by the Planning Director or designee, or Planning Commission as applicable, to establish that the requested increase in Rent is necessary to provide a Reasonable Rate of Return on property including, but not limited to, an independent financial report and verified financial data.

(d) The owner of residential property shall pay all applicable fees as established by Town Council resolution to file a Fair Return Petition.

(e) In reviewing a Fair Return Petition, the Planning Director or designee shall consider relevant factors including but not limited to the following:

(1) Changes in the Consumer Price Index for All Urban Consumers in the San Francisco Oakland-Hayward, CA Area published by the Bureau of Labor Statistics.

(2) The length of time since the last determination on a Fair Return Petition, or the last Rent increase if no previous Fair Return Petition has been made.

(3) The completion of any capital improvements or rehabilitation work related to the residential real property specified in the Fair Return Petition, and the cost thereof, including materials, labor, construction interest, permit fees, and other items deemed appropriate.

(4) Changes in property taxes or other taxes related to the subject property.

(5) Changes in the cost of property-related insurance for the subject property.

(6) Changes in the Rent paid by the landlord for the lease of the subject property.

(7) Changes in the utility charges for the subject property paid by the owner, and the extent, if any, of reimbursement from the tenants.

(8) Changes in reasonable operating and maintenance expenses.

(9) The need for repairs caused by circumstances other than ordinary wear and tear.

(10) The amount and quality of services provided by the owner to the affected tenant(s).

(f) A Fair Return Petition shall be decided by the Planning Director or designee within sixty (60) calendar days from the date said petition has been deemed complete, including proof of service to tenant(s), unless such a decision cannot be made within this time frame due to reasons beyond the Town's control, including but not limited to, failure to receive requested information. The decision shall be emailed and sent by first class U.S. mail with proof of mailing to the property owner, the property owner's designated representative(s) for the Fair Return Petition, if any, the applicable tenant(s), and the designated representative of the tenant(s), if any.

20-1.109 Appeal of Fair Return Petition for Rent Increase.

(a) The property owner and/or affected tenant(s) may appeal the Fair Return Petition decision of the Planning Director

or designee to the Planning Commission within thirty (30) calendar days of the mailing of the Planning Director's or designee's decision. The Planning Commission shall review the petition de novo pursuant to the factors in Section 20-1.108(e) of this Chapter. The Planning Commission may reverse, uphold, or modify the Planning Director's or designee's decision.

(b) The Planning Commission shall consider an appeal at a noticed public meeting within sixty (60) calendar days of receiving such appeal, unless such consideration cannot be made within this time frame due to reasons beyond the Town's control, including but not limited to, failure to receive requested information.

(c) The Planning Commission shall make a final decision in writing within thirty (30) calendar days of the closing of the appeal hearing unless such a decision cannot be made within this time frame due to reasons beyond the Town's control, including but not limited to, failure to receive requested information. The appellant shall pay a fee as established by Town Council resolution. Notwithstanding any provision contained in the San Anselmo Municipal Code, the decision of the Planning Commission shall be the final administrative decision of the Town with no right of review by the Town Council.

(d) The party appealing the Fair Return Petition decision shall pay all applicable fees as established by Town Council resolution.

20-1.110 Exemptions. The provisions of this Chapter regulating the amount of Rent that a residential real property owner may charge shall not apply to the following:

(a) Residential real property that has a certificate of occupancy issued after February 1, 1995, pursuant to the Costa-Hawkins Rental Housing Act (Cal. Civil Code sections 1954.50-1954.535) and any other provisions of the Costa-Hawkins Rental Housing Act or other law addressing exemptions.

(b) Housing restricted by deed, regulatory restriction contained in an agreement with a government agency, or other recorded document as affordable housing for persons and families of very low, low, or moderate income, as defined in Cal. Health and Safety Code section 50093 or comparable federal statutes.

(c) Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12, inclusive, school.

(d) Residential real property that is alienable, separate from the title to any other dwelling unit, including single-family residences, condominiums, and townhomes.

(e) A unit in a hotel, motel, inn, tourist home, or rooming and boarding house which is rented primarily to transient guests for a period of less than 30 days, and other transient occupancies as defined in Cal. Civil Code section 1940(b).

(f) A unit in an institutional facility, including a hospital, medical care facility, residential care facility, asylum, group home for seniors or the disabled; a rental unit in a transitional housing program that assists homeless persons as defined in Cal. Civil Code, Section 1954.12; a convent or monastery owned and operated by a religious organization; or a fraternity

or sorority house affiliated with a college or university.

(g) A unit that the owner or the owner's immediate family occupied as their principal place of residence at the beginning of the tenancy so long as the owner or the owner's immediate family continues in occupancy.

(h) A unit permitted as an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU).

(i) Two (2) or fewer residential rental units located on a parcel or lot, or contiguous parcels or lots, under common ownership.

20-1.111 Rent Increase Ineffective. No Rent increase shall be effective if the owner:

(a) Fails to substantially comply with all provisions of this Chapter, including but not limited to the failure to provide notices as required by this Chapter;

(b) Fails to maintain the residential real property in compliance with Cal. Civil Code sections 1941.1 et seq. and Cal. Health and Safety Code sections 17920.3 and 17920.10; or

(c) Fails to make repairs ordered by the Town or court of competent jurisdiction.

20-1.112 Notice Requirements.

(a) An owner of any residential real property subject to this Chapter shall, on or before the date of commencement of a tenancy, give the tenant written notice that must include the following information:

(1) The existence and scope of this Chapter 20-1 of the Town Municipal Code; and

(2) The tenant's right to respond to any Fair Return Petition filed with the Town by the owner pursuant to this Chapter.

(b) No Rent increase shall take effect until the requirements of this Chapter have been met and the required notice to increase Rent has been given to the tenant(s). As part of any notice to increase Rent, an owner must include the following:

(1) Notice of the existence of this Chapter 20-1 of the Town Code; and

(2) The tenant's right to respond to any Fair Return Petition filed with the Town by the owner, and the right to appeal the decision of a Fair Return Petition to the Planning Commission.

(c) When the owner and tenant have entered into a written lease, the owner must give notices to the tenant in the language used in the lease. When the owner and tenant have not entered into a written lease, the owner must give notices to the tenant in the language that the owner and tenant used to negotiate the terms of the tenancy. Notwithstanding the foregoing, the owner must give notices to the tenant in the primary language spoken by the tenant, if known to the owner.

20-1.113 Enforcement.

(a) It shall be unlawful and a public nuisance for any person or legal entity to violate or fail to comply with any provision of this Chapter. The Town Attorney is authorized to abate violations and to enforce the provisions of this Chapter and all implementing regulations pursuant to the San Anselmo Municipal Code, civil action, injunctive relief, and/or

any other proceeding permitted by law. All remedies are cumulative.

(b) Any property owner who intentionally demands, accepts, or retains any payment of Rent in violation of this Chapter shall be liable in a civil action to the tenant from whom such payment is demanded, accepted, or retained for damages in the sum of three (3) times the amount that exceeds the maximum that could be lawfully demanded, accepted, or retained together with reasonable attorneys' fees and costs as determined by a court of competent jurisdiction.

20-1.114 Fees and Administrative Regulations.

(a) The Town Manager may adopt administrative procedures and regulations to implement the provisions of this Chapter.

(b) Property owners subject to this Chapter shall pay fees as established by Town Council resolution in order to fund the Town's cost to implement and enforce the provisions of this Chapter.

SECTION 6. Severability. The Town Council hereby declares every section, paragraph, sentence, clause, and phrase is severable. If any section, paragraph, sentence, clause or phrase of this Ordinance for any reason is found to be invalid or unconstitutional, such invalidity, or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases.

SECTION 7. Effective Date. This Ordinance shall go into effect thirty (30) days from its adoption. Prior to the expiration of fifteen (15) days of adoption, this Ordinance or a summary thereof pursuant to Government Code section 36933, shall be published at least once in a newspaper of general circulation, along with the names of the members of the Town Council voting for and against its adoption.

INTRODUCED AND ADOPTED the foregoing ordinance was introduced at a regular meeting of the San Anselmo Town Council on the 26th of March 2024 and was adopted at a regular meeting of the San Anselmo Town Council on April 9, 2024, by the following vote:

AYES: **Councilmember:** Fineman, Vice Mayor
Kullaway, Burdo

NOES: **Councilmember:** Colbert, Mayor Burke

ABSTAIN: **Councilmember:**

ABSENT: **Councilmember:**

RECUSED: **Councilmember:**

APPROVED:
s/EILEEN BURKE
Mayor

ATTEST:
s/SERGE AVILA
Town Clerk

MEASURES SUBMITTED TO THE VOTERS
MUNICIPAL
TOWN OF SAN ANSELMO
MEASURE O
<p>Shall the measure requiring owners of residential properties of 3 or more units (ADUs exempted) who terminate a tenancy for no tenant fault or lease violation on the tenant’s part, provide measures such as longer notice, payment of relocation benefits if the tenant is required to move, the right to return to the unit upon similar terms if landlord re-rents within 5 years, and requiring payment for temporary tenant displacements, be adopted?</p> <p style="text-align: center;"> <input type="radio"/> YES <input type="radio"/> NO </p>

same terms if the owner decides to re-rent the property within 5 years of termination. A tenant displaced for 30 days or less during the renovation or repair of the unit shall receive \$180 per day from the owner adjusted annually per the Consumer Price Index.

The Ordinance exempts certain units including: 1) hotels and institutional facilities; 2) dormitories; 3) single-family homes and condominiums; 4) accessory and junior accessory dwelling units; and 5) properties with two or fewer rental units.

THE VOTE: A “yes” vote shall be counted in favor of the adoption of the Ordinance. A “no” vote shall be counted against the Ordinance’s adoption. This Measure will be approved if it receives a majority of “yes” votes.

s/MEGAN HOLT ACEVEDO
San Anselmo Town Attorney

IMPARTIAL ANALYSIS BY TOWN ATTORNEY
TOWN OF SAN ANSELMO
MEASURE O
JUST CAUSE EVICTION
AND TENANT PROTECTION

INTRODUCTION: This Measure was placed on the ballot by the Town Council of the Town of San Anselmo. If approved by a majority of San Anselmo voters voting on the question, the Measure would enact an ordinance establishing just cause eviction restrictions and tenant protections for some residential rental property in the Town of San Anselmo.

MEASURE: Under State law, a majority of San Anselmo voters can approve the Measure, which would adopt an ordinance adding Chapter 2 “Just Cause Eviction and Tenant Protection” to San Anselmo Municipal Code Title 20 “Rent Stabilization and Tenant Protections” (“Ordinance”).

If adopted, the Ordinance would apply to some residential rental properties of three or more units. The Ordinance would require property owners to have “just cause” to terminate a tenancy, which includes “no-fault” and “at-fault” reasons. No-fault reasons include: 1) intent of the owner/owner’s family to occupy the property; 2) withdrawal of the property from the rental market; 3) a government or court order to vacate the property; or 4) intent to demolish or substantially remodel the property. At-fault reasons include: 1) failure to pay rent; 2) breach of a material lease term; 3) tenant refusal to execute a lease extension/renewal upon similar terms; 4) criminal/unlawful activity on the property; or 5) refusal to allow the owner required access to or possession of the property.

Under the Ordinance, the owner must provide tenant notice of the Ordinance and availability of relocation assistance. For no-fault evictions, a tenant who has occupied property for at least 90 days is eligible for relocation assistance from the owner. If the owner gives notice of 120 days or more, relocation assistance is equal to 2 months’ rent; if the owner gives less than 120 days notice, relocation assistance is equal to 3 months’ rent. For all no-fault evictions, the owner must give a minimum 90-day notice of termination.

The Ordinance also provides that a tenant evicted for a no-fault reason shall be entitled to return to the unit upon the

ARGUMENT IN FAVOR OF MEASURE O

Vote YES on Measure O to protect local renters and close critical gaps in statewide policies.

San Anselmo renters are valued members of our community—teachers, emergency responders, young families, essential workers, and retired seniors. Unfortunately, statewide laws don't adequately protect renters in San Anselmo, leaving many vulnerable to eviction and displacement through no fault of their own. Measure O closes critical gaps in statewide eviction protections, protecting local renters. It only applies to San Anselmo's mid-to-large multifamily units—triplexes and above.

California law outlines specific circumstances that allow landlords to evict tenants even when rent is paid on time and lease requirements are upheld. Measure O alleviates the significant financial strain and emotional stress of an unexpected move, especially for fixed-income seniors and families with school-aged children. Measure O provides renters facing no-fault evictions with longer relocation timelines, expanding minimum notice from 30 to 90 days. This is a critical buffer in Marin's rental market.

Measure O also expands relocation payments from the statewide minimum (one month's rent) which barely dents unexpected moving costs. Measure O requires landlords to provide a minimum of two and a maximum of three months' rent for shorter-notice evictions. These provisions incentivize advance notice and offset moving costs, security deposits, and first month's rent. These are a lifeline for San Anselmo renters, 53% of whom are "rent burdened" per federal guidelines, meaning they pay more than 30% of their income towards rent.

Finally, Measure O closes gaps that leave renters vulnerable. It establishes daily stipends if tenants must temporarily relocate for repairs. It codifies a "right to return" policy, closing pernicious technical loopholes in state law that allow corporate landlords to evict and re-rent units at much higher prices. Measure O is revenue-neutral and doesn't raise Town taxes or fees.

Join the Sierra Club, Marin Democratic Party (DCCM), renters, homeowners, and small landlords who say YES on O!

TARRELL KULLAWAY
Vice Mayor of San Anselmo

ALEXIS FINEMAN
Councilmember/Former Mayor of San Anselmo

BRIDGET CLARK
Homeowner/Town Commissioner

PAT JOHNSTONE
Landlord/Chair Marin Democratic Party (DCCM)

VICTORIA CANBY
Landlord/Artist

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE O

Common sense San Anselmo Democrats are voting NO on Measure O.

Statewide eviction laws protect all California tenants and work. Don't be fooled by scare tactics. We have never had an eviction problem in San Anselmo, and we don't need Measure O.

Proponents of Measure O aren't being straight with the facts. They offer zero support for their claim that there are gaps in current policies. They fail to explain why San Anselmo should increase the eviction notice and relocation payment requirements to triple what the state already requires. They ignore the burden this would place on housing providers that our Town desperately needs. Most importantly, there is simply no evidence that San Anselmo residents are being unfairly evicted.

Measure O is bad for the Town and will lead to less affordable housing. Measure O burdens landlords to the point that renting becomes unattractive. This leads to removal of rental units from the market and conversions of rentals to condominiums. Costly restrictions will discourage anyone from building affordable housing in San Anselmo. Under Measure O, San Anselmo will end up losing our rental housing stock and displacing the very people we are trying to protect – teachers, essential workers, retired seniors and emergency responders. Measure O makes no sense.

Save rental housing. Keep our local renters in their homes.

Save San Anselmo from burdensome restrictions.

Use your common sense. Vote NO on Measure O.

EILEEN BURKE
Mayor, Town of San Anselmo

SUELLEN LAMORTE
Retired Ross Valley School Teacher

JEFF KROOT
Former Mayor, Town of San Anselmo

PAUL CHIGNELL
Former Mayor, Town of San Anselmo

FORD GREENE
Former Mayor, Town of San Anselmo

ARGUMENT AGAINST MEASURE O

We already have statewide just cause eviction protections in California. We don't need Measure O. Under the Tenant Protection Act of 2019 (Civil Code § 1946.2), renters who have lived at a property for at least 12 months, are entitled to 30 days written notice to vacate and one month of rent if evicted. This is reasonable and fair.

Under Measure O, to remove a tenant who lives in a rental for a mere 90 days, a landlord would have to provide 90-120 days of notice and would have to cover 2-3 months of rent before evicting a tenant – triple the current requirement.

Conceived by the Berkeley Rent Board and promoted in San Anselmo by the Democratic Socialists of America and other outside political actors, Measure O strips local landlords of their property rights and places an unsustainable financial burden on them.

Our Mom-and-Pop landlords aren't gouging, corporate monsters. Ninety-seven percent of rental units in San Anselmo are locally and family owned. Local landlords provide essential housing for renters who could not otherwise afford to live in our community. Unfair evictions have never been a problem in San Anselmo. To maintain rentals in our community we must allow landlords the ability to fairly evict tenants. Measure O would make evictions unfairly expensive.

The housing affordability crisis is a community problem. Forcing landlords to pay triple what it currently takes to evict a tenant is not the answer. It will only result in landlords taking their properties off the market or converting them to condos rather than risk the cost and headache of eviction.

San Anselmo should tackle affordable housing as a community by building affordable housing. Singling out landlords and making it difficult to fairly evict tenants is unfair and wrong.

Save rental housing.

Vote NO on Measure O.

EILEEN BURKE
Mayor, Town of San Anselmo

FORD GREENE
Former Mayor of San Anselmo

PAUL CHIGNELL
Former Mayor of San Anselmo

SUELLEN LAMORTE
Retired Ross Valley Teacher

JEFF KROOT
Architect, Former San Anselmo Mayor

REBUTTAL TO ARGUMENT AGAINST MEASURE O

The basic premise behind the California Tenant Protection Act of 2019 is that tenants, when evicted through no fault of their own, deserve a buffer to land on their feet and in their community. The state set this baseline buffer at 30 days notice and one month's rent. Measure O's opponents characterize this baseline as reasonable and fair.

It's unlikely that anyone in San Anselmo who's faced a 30-day shot clock to relocate would agree. Simply put, California's statewide baseline is not tailored to local conditions. Measure O closes the gap between the intent of state law and the letter of it, which falls far short of local need.

Measure O applies to no-fault evictions, a narrowly-defined statewide category including major remodels or taking the unit off market. These are long-term plans. It's reasonable for landlords to provide long-term notice.

Many of San Anselmo's small landlords expressed concern that rental policies would impact plans to move family members into their units. In response, Measure O exempts single-family homes, ADUs, and duplexes.

Opponents claim Measure O will cause properties to be taken off-market, but this is backwards: taking a unit offline triggers Measure O. Unfortunately, evicting and re-renting units at higher prices is a textbook maneuver by corporate landlords, seen with increasing frequency throughout Marin. This is critical: of the 839 mid-/large-sized rentals impacted by Measure O, county records have revealed that close to half are business-owned, with verification of additional properties pending. (Learn more: www.sananselmoforrentcontrol.com/faqs).

Join Marin Democratic Party (DCCM), Sierra Club, renters, homeowners, and mom-and-pop landlords who say: Yes on O!

TARRELL KULLAWAY
Vice Mayor of San Anselmo

ALEXIS FINEMAN
Councilmember/Former Mayor of San Anselmo

PAT JOHNSTONE
Landlord/Chair Marin Democratic Party (DCCM)

VICTORIA CANBY
Landlord/Artist

NAVRUZ AVLONI
Homeowner/Civil Rights Attorney/San Anselmo Racial Equity Commissioner

**FULL TEXT OF MEASURE O
TOWN OF SAN ANSELMO
RESOLUTION NO. 2024-4552**

A RESOLUTION OF THE TOWN OF SAN ANSELMO ORDERING THE SUBMISSION TO THE QUALIFIED VOTERS OF THE TOWN OF SAN ANSELMO A JUST CAUSE EVICTION AND TENANT PROTECTION ORDINANCE AT THE GENERAL ELECTION TO BE HELD ON NOVEMBER 5, 2024 ADDING CHAPTER 2 “JUST CAUSE EVICTION AND TENANT PROTECTIONS” TO TITLE 20 “RENT STABILIZATION AND TENANT PROTECTIONS” ESTABLISHING TENANT PROTECTION REGULATIONS INCLUDING JUST CAUSE EVICTION REQUIREMENTS APPLICABLE TO CERTAIN RESIDENTIAL RENTAL UNITS

WHEREAS, the Town of San Anselmo (the “Town”) is a general law city incorporated under the laws of the State of California; and

WHEREAS, after a series of public community meetings and Town Council hearings, the Town Council adopted a *rent stabilization ordinance on April 9, 2024; and*

WHEREAS, the Council directed staff to return at a future date to allow the Town Council to consider adopting tenant protection provisions, including just cause eviction requirements; and

WHEREAS, at duly noticed public meetings on May 14, 2024 and May 28, 2024, a majority of the Town Council directed staff to return with Tenant Protection and Just Cause Eviction ordinance language for the Town Council’s review with the intent of placing the same on the ballot at the next regularly scheduled general election; and

WHEREAS, the California Legislature adopted the Tenant Protection Act of 2019, Civil Code, §§ 1946.2 and 1947.12-1497.13 (TPA), which established Statewide rent control and certain just cause tenancy termination requirements to for residential tenancies; and

WHEREAS, Section 1946.2 (g)(1)(B)(ii) of the TPA authorizes local tenant protection regulations that are adopted after September 1, 2019 that are more protective than the TPA; and

WHEREAS, pursuant to its police power under Article XI, Section 7 of the California Constitution, the Town may enact and enforce laws within its boundaries that promote the public health, safety, and general welfare that are not in conflict with general laws; and

WHEREAS, at its regularly scheduled and duly noticed Town Council meeting on June 25, 2024 the Town Council heard a staff report and public comment, and considered and discussed Just Cause Eviction and Tenant Protection regulations (the “Measure”) as attached hereto and incorporated herein; and

WHEREAS, at said meeting, the Town Council voted to place the Measure on the ballot at the November 5, 2024 General Municipal Election to be voted upon by the voters of the Town of San Anselmo; and

WHEREAS, the Measure is more protective than the provisions of the Tenant Protection Act, Civil Code section 1946.2; and

WHEREAS, pursuant to Elections Code section 9222, the Town Council has the authority to place local measures on the ballot to be considered at a General Municipal Election.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Environmental Review.

The Town Council finds that this Resolution and the Measure are not a “project” within the meaning of Public Resources Code section 21065 and section 15378 of the California Environmental Quality Act (CEQA) Guidelines because there is no potential to cause a direct or reasonably foreseeable indirect physical change in the environment and is therefore not subject to CEQA review.

SECTION 2. Recitals.

The Town Council hereby finds and determines that the foregoing recitals are true and correct and are incorporated herein and by this reference are made an operative part hereof.

SECTION 3. Submission of Ballot Measure and Approval By Voters.

Pursuant to Elections Code section 9222, the Town Council hereby orders the Measure to be submitted to the voters of the Town of San Anselmo at the General Municipal Election to be held on Tuesday November 5, 2024. The Measure shall be in the form attached hereto as Exhibit “A” and is incorporated herein by reference. Pursuant to Elections Code section 9217, this Measure shall be deemed adopted as an Ordinance and take effect only if approved by a majority of registered voters in the Town of San Anselmo as provided for herein, and shall be deemed adopted and take effect ten (10) days after the Town Council has certified the results of that election.

SECTION 4. Ballot Question.

The Town Council, pursuant to Elections Code section 9222 and its right and authority, hereby orders that the Measure shall be presented and printed upon the ballot submitted to qualified voters in the manner and form set forth in this Section. On the ballot to be submitted to the qualified voters at the November 5, 2024 General Municipal Election, in addition to any other matters required by law, there shall be printed the following ballot question:

“Shall the measure requiring owners of residential properties of 3 or more units (ADUs exempted) who terminate a tenancy for no tenant fault or lease violation on the tenant’s part, provide measures such as longer notice, payment of relocation benefits if the tenant is required to move, the right to return to the unit upon similar terms if landlord re-rents within 5 years, and requiring payment for temporary tenant displacements, be adopted?”	Yes
	No

SECTION 5. Conduct of Election.

The Town Council of the Town of San Anselmo hereby requests that the Board of Supervisors of the County of Marin:

- (1) Consolidate the Town’s General Municipal Election with any other applicable election conducted on November 5, 2024.
- (2) Pursuant to Elections Code section 10002, authorize and direct the County Registrar of Voters, at Town expense, to provide all necessary election services and to canvass the results of said election. The services shall be of the type normally performed by the Registrar of Voters in assisting the clerks of municipalities in the conduct of elections, including but not limited to checking registrations, mailing ballots, hiring election officers and arranging for polling places, receiving absentee voter ballot applications, mailing and receiving absentee voter ballots and opening and counting same, providing and distributing election supplies, and furnishing voting machines.
- (3) The Town Clerk of the Town of San Anselmo shall receive the canvass from the County as it pertains to the General Municipal Election and shall certify the results to the Town Council, as required by law.

SECTION 6. Impartial Analysis and Arguments For and Against Measure.

- (1) Primary arguments for or against the Measure shall be submitted no later than 5:00 p.m. on August 15, 2024.
- (2) Rebuttal arguments for or against the Measure shall be submitted no later than 5:00 p.m. on August 26, 2024.
- (3) Pursuant to State law, primary arguments for or against the Measure shall not exceed three hundred (300) words and shall be signed by no more than five persons.
- (4) Pursuant to State law, rebuttal arguments to the primary arguments for or against the Measure shall not exceed two hundred fifty (250) words and shall be signed by no more than five persons.
- (5) The Town Clerk shall comply with all provisions of law establishing priority of arguments for printing and distribution to the voters and shall take all necessary actions to cause the selected arguments to be printed and distributed to voters.
- (6) Pursuant to Elections Code section 9280, the Town Council directs the Town Clerk to transmit a copy of the Initiative to the Town Attorney. The Town Attorney shall prepare an impartial analysis for the Measure in compliance with State law. The Impartial Analysis shall be filed by the deadline set for filing primary arguments as set forth above.

SECTION 7. Transmittal of Resolution.

The Town Clerk shall submit a certified copy of this Resolution to the Board of Supervisors for the County of Marin.

SECTION 8. Severability.

If any provision of this Resolution or the application

thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Town Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

SECTION 9. Effective Date of Resolution.

This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 25 day of June, 2024 by the following vote:

AYES: Councilmember: Colbert, Burdo, Fineman, Kullaway, Mayor Burke

NOES: Councilmember: None

ABSENT: Councilmember: None

ABSTAIN: Councilmember: None

s/EILEEN BURKE
Mayor

ATTEST:
s/SERGE AVILA
Town Clerk

EXHIBIT "A"

The people of the Town of San Anselmo hereby Ordain that a new Chapter 2 "Just Cause Eviction and Tenant Protections" shall be added to Title 20 "Rent Stabilization and Tenant Protections" of the San Anselmo Municipal Code to read as follows:

20-2.101 Title. This Chapter shall be known as the "Just Cause Eviction and Tenant Protections Ordinance."

20-2.102 Applicability. This Chapter shall apply to property with three (3) or more residential rental units, none of which are exempt pursuant to this Chapter, and which are located on the same parcel or lot, or contiguous parcels or lots, under common ownership. Unless otherwise indicated herein, this Chapter shall apply when a tenant has lawfully and continuously occupied property for thirty (30) days or more.

20-2.103 Purpose. The purpose of this Chapter is to protect housing stability by protecting residential tenancies against arbitrary evictions, while ensuring that landlords maintain the ability to evict tenants for just cause. The Ordinance promotes the public health safety, and welfare.

20-2.104 Definitions. For the purposes of this Chapter the following definitions apply:

(a) "Owner" and "residential real property" have the same meaning as those terms are defined in Civil Code section 1946.2.

(b) "Tenancy" means the lawful occupation of residential real property, as may be subject to, and not exempt from, this Chapter.

20-2.105 Restriction on Residential Tenancy Termination Without Just Cause. Notwithstanding any other law, after a tenant has lawfully and continuously occupied residential real property for thirty (30) days or more, the owner of residential real property shall not terminate the tenancy without just cause as defined in Section 20-2.106, which shall be stated in a written notice to terminate tenancy.

20-2.106 Just Cause. The following circumstances constitute just cause for termination of a residential tenancy permitted by this Chapter.

(a) At-Fault Just Cause. At-fault just cause means any of the following:

(1) Default in the payment of rent.

(2) A breach of a material term of the lease as described in Code of Civil Procedure section 1161(3), including, but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.

(3) Maintaining, committing, or permitting the maintenance or commission of a nuisance as described in Code of Civil Procedure section 1161(4).

(4) Committing waste as described in Code of Civil Procedure section 1161(4).

(5) The tenant had a written lease that terminated on or after the effective date of this Chapter, and after a written request or demand from the property owner, the tenant has refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions and terms; provided, that those terms do not

violate this Section or any other provision of law.

(6) Criminal activity by the tenant on the residential real property, including any common areas, or any criminal activity or criminal threat as defined in Penal Code section 422(a), on or off the residential real property, that is directed at any owner or agent of the owner of the residential real property.

(7) Assigning or subletting the premises in violation of the tenant's lease, as described in Code of Civil Procedure section 1161(4).

(8) The tenant's refusal to allow the owner to enter the residential real property as authorized by Civil Code sections 1101.5 and 1954, and Health and Safety Code sections 13113.7 and 17926.1.

(9) Using the premises for an unlawful purpose as described in Code of Civil Procedure section 1161(4).

(10) The employee, agent, or licensee's failure to vacate after their termination as an employee, agent, or a licensee as described in Code of Civil Procedure section 1161(1).

(11) When the tenant fails to deliver possession of the residential real property after providing the owner written notice as provided in Civil Code section 1946 of the tenant's intention to terminate the hiring of the real property, or makes a written offer to surrender that is accepted in writing by the owner, but fails to deliver possession at the time specified in that written notice as described in Code of Civil Procedure section 1161(5).

(b) No-Fault Just Cause. No-fault just cause means any of the following:

(1) Intent to occupy

(i) Intent to occupy the residential real property by the owner or the owner's spouse, domestic partner, children, grandchildren, parents, or grandparents for a minimum of twelve (12) continuous months as that person's primary residence.

(ii) For leases entered into on or after the effective date of this Chapter, clause (i) shall apply only if the tenant agrees in writing to the termination, or if a provision of the lease allows the owner to terminate the lease if the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents unilaterally decides to occupy the residential real property for a period of at least twelve (12) months.

(2) Withdrawal of the residential real property from the rental market under, and subject to, the provisions of the Ellis Act. Tenants shall be entitled to a minimum one hundred and twenty (120) day notice for evictions pursuant to the Ellis Act.

(3) Order to vacate property

(i) The owner complying with: an order issued by a government agency or court relating to habitability that necessitates vacating the property; an order issued by a governmental agency or court to vacate the property; or a local ordinance that necessitates vacating the property.

(ii) If it is determined by any government agency or court that the tenant is at fault for the condition(s) triggering the order or need to vacate under this subsection, the tenant

shall not be entitled to relocation assistance under this Chapter.

(4) Intent to demolish or substantially remodel the residential real property. For purposes of this subparagraph, “substantially remodel” means that either of the following cannot be reasonably accomplished in a safe manner that allows the tenant to remain living in place and that requires the tenant to vacate the residential real property for at least 30 consecutive days: 1) the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency; and/or 2) the abatement of hazardous materials including lead-based paint, mold, or asbestos in accordance with applicable federal, state, and/or local laws. Cosmetic improvements alone including painting, decorating, minor repairs, or other work that can be performed safely without having the residential real property vacated do not qualify as a substantial remodel under this subparagraph.

20-2.107 Just Cause Curable Lease Violation. Before an owner of residential real property issues a notice to terminate a tenancy for just cause that is a curable lease violation, the owner shall first give notice of the violation to the tenant with an opportunity to cure the violation pursuant to Code of Civil Procedure section 1161(3). The written notice to cure the violation must be dated and served upon the tenant pursuant to one of the methods authorized Code of Civil Procedure section 1162 and must inform the tenant that failure to cure may result in eviction. If the violation is not cured within the time period set forth in the notice, a 3-day notice to quit without an opportunity to cure may thereafter be served to terminate the tenancy.

20-2.108 Notices.

(a) Notice to tenants is required as follows:

(1) The owner of residential real property is required to provide written notice to tenants of their rights under this Chapter including the existence of this Chapter and the possible right to relocation assistance, as stated in this Section. The owner must provide notice on or before the commencement of all tenancies initiated after the effective date of this Chapter. For a tenancy existing prior to the effective date of this Chapter, the owner must give written notice to the tenant, or as an addendum to the lease or rental agreement, no later than thirty (30) days after the effective date of this Chapter.

(2) The owner must provide tenant with notice upon serving any notice of change in the terms of tenancy.

(3) For any tenancy commenced or renewed on or after the effective date of this Chapter the owner shall provide notice as an addendum to the lease or rental agreement, or as a written notice signed by the tenant, with a copy provided to the tenant.

(4) The notification or lease provision shall state: “The San Anselmo Municipal Code provides that after a tenant has continuously and lawfully occupied the property for at least 30 days, an owner must provide a statement of cause in any notice to terminate a tenancy. In addition, the San Anselmo Municipal Code provides tenants evicted for no-fault just cause with the right to relocation assistance and a 5-year right of return. See Title 20 of the San Anselmo

Municipal Code for more information.”

(5) The owner of residential real property must provide the notice to tenants in writing if the application and lease are processed in writing, electronically if the application or lease are processed electronically, or both if both methods are utilized.

(b) Notice of Termination of Tenancy. When terminating a tenancy, the owner of residential real property must comply with the following, as applicable:

(1) If the owner is terminating the tenancy for an at-fault just cause reason, the owner must serve written notice pursuant to Civil Code sections 1946 through 1946.5 to the tenant that states, in addition to any other information required by federal or state law, that the owner will terminate the tenancy, and that indicates at least one at-fault reason.

(2) If the owner is terminating the tenancy for a no-fault just cause reason, the owner must serve written notice to the tenant at least ninety (90) days prior to the termination of the tenancy that states, in addition to any other information required by federal or state law:

(i) That the owner will terminate the tenancy, and that indicates at least one no-fault reason.

(ii) That the owner has not accepted and will not accept rent or any other consideration in return for the continued use of the residential real property beyond the term of the terminated tenancy.

(c) For all notices under this Section, when the owner and the tenant have entered into a written lease, the owner must provide the notice in the language used in the lease in addition to English, if different. When the owner and tenant do not have a written lease, the owner must provide the notice in the language that the owner and tenant used to negotiate the terms of the tenancy in addition to English, if different.

20-2.109 Relocation Assistance for No-Fault Just Cause Evictions.

(a) If an owner of residential real property issues a notice of termination based on a no-fault just cause reason as defined in this Chapter, the owner shall provide relocation assistance pursuant to this Section regardless of the tenant’s income. Relocation assistance pursuant to this Section is only available to tenants who have lawfully and continuously resided in the residential rental unit for a period of ninety (90) days or longer.

(b) If the property owner has given the tenant a notice to terminate tenancy of one hundred and twenty (120) days or greater, then the amount of relocation assistance shall be equal to two (2) months of the tenant’s rent that was in effect when the property owner issued the notice to terminate the tenancy.

(c) If the property owner has given the tenant a notice to terminate tenancy of less than one hundred and twenty (120) days, then the amount of relocation assistance shall be equal to three (3) months of the tenant’s rent that was in effect when the property owner issued the notice to terminate the tenancy.

(d) For the relocation assistance due under this Section, the tenant may select to either deduct it from rent owed, or as a payment from the property owner upon the end of the tenancy.

(e) If a tenant fails to vacate after the expiration of the notice to terminate tenancy, the actual amount of any relocation assistance or rent deduction provided pursuant to this Section shall be recoverable by the residential property owner as damages in an action to recover possession.

(f) Relocation assistance is due within fifteen (15) days of service of the notice to terminate the tenancy.

(g) The relocation assistance required by this Section shall be credited against any other relocation assistance required by any other law.

20-2.110 Five-Year Right of Return Upon Same Terms.

This Section shall apply to all no-fault just cause evictions pursuant to Section 20-2.106(b). If the residential rental unit from which the tenant was evicted is offered again for rent for residential purposes within five (5) years of the date the unit was withdrawn, the property owner shall first offer the unit for rent to the displaced tenant at the same rental rate and terms, subject to any allowable rental adjustments available by law, if the tenant has advised the property owner in writing within thirty (30) days of the displacement of the tenant's desire to consider an offer to renew the tenancy and has furnished the property owner with an address to which that offer is to be directed. The displaced tenant may advise the property owner at any time during the eligibility of a change of address to which an offer is to be directed. If a property owner receives notice of a tenant's desire to consider an offer to renew the tenancy, the property owner shall notify that tenant of any change of owner address during the 5 year period to the tenant's last known address.

20-2.120 Short-Term Relocation Assistance.

(a) Where a tenant is displaced from a rental unit for renovation or repair work for a period of thirty (30) days or less, which work does not qualify as a substantial improvement pursuant to Section 20-2.106(b)(4), the property owner shall immediately make short-term relocation payments to the tenant as set forth in this Section. The tenant may elect not to receive short-term relocation assistance. If the tenant receives short-term relocation assistance, the tenant remains obligated to pay the lawful rent in effect when the tenant vacated. If the tenant has elected not to receive short-term relocation assistance, the tenant shall not be obligated to pay rent until the tenant re-occupies the unit. The property owner shall pay such short-term relocation benefits until the tenant re-occupies the unit or the tenant is lawfully evicted.

(b) The amount of short-term relocation assistance due under this Section shall be \$180 per day. The daily amount shall be adjusted annually based on the Consumer Price Index (All Urban Consumers, San Francisco-Oakland-Hayward region, or any successor designation)

20-2.130 Enforcement and Additional Tenant Protections.

(a) It shall be unlawful and a public nuisance for any person or legal entity to violate or fail to comply with any provision of this Chapter. The Town Attorney is authorized to abate violations and to enforce the provisions of this Chapter and all implementing regulations pursuant to the San Anselmo Municipal Code, civil action, injunctive relief, and/or any other proceeding permitted by law. All remedies are cumulative.

(b) A property owner's failure to comply with any requirement of this Chapter is an affirmative defense in an unlawful detainer or other action brought by the owner to recover possession of the rental unit.

20-2.140 Fees and Administrative Regulations.

(a) The Town Manager may adopt administrative procedures and regulations to implement the provisions of this Chapter.

(b) Property owners subject to this Chapter shall pay fees as established by Town Council resolution in order to fund the Town's cost to implement and enforce the provisions of this Chapter.

20-2.150 Exemptions. This Chapter shall not apply to the following:

(a) A unit in a hotel, motel, inn, tourist home, or rooming and boarding house which is rented primarily to transient guests for a period of less than 30 days, and other transient occupancies as defined in Cal. Civil Code section 1940(b).

(b) A unit in an institutional facility, including a hospital, medical care facility, residential care facility, asylum, group home for seniors or the disabled; a rental unit in a transitional housing program that assists homeless persons as defined in Civil Code, Section 1954.12; a convent or monastery owned and operated by a religious organization; or a fraternity or sorority house affiliated with a college or university.

(c) Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12 inclusive, school.

(d) Housing accommodations in which a tenant shares a bathroom or kitchen facilities with the owner who maintains their principal place of residence at the residential real property.

(e) Residential real property that is alienable, separate from the title to any other dwelling unit, including single-family residences, condominiums, and townhomes.

(f) A unit that the owner or the owner's immediate family occupied as their principal place of residence at the beginning of the tenancy so long as the owner or the owner's immediate family continues in occupancy.

(g) A unit permitted as an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU).

(h) Two (2) or fewer residential rental units located on a parcel or lot, or contiguous parcels or lots, under common ownership.

20-2.160 Amendments. Any future changes or amendments of this Ordinance or any portion thereof, may occur in the manner set forth in State law, shall require a 4/5 vote of the Council, and shall not require a vote of the people. Any repeal of this Ordinance shall require a vote of the people.

IN-PERSON VOTING

Vote at a Vote Center if you need a replacement ballot, did not register by October 21 deadline, prefer to vote in person or on an accessible ballot marking device. Voting is accessible at all locations.

Vote Centers will be open as listed below

- You may vote at any location, Drop Boxes at all locations
- November 5, 2024, all 21 Vote Centers open 7 am to 8 pm

**AVOID
LINES**
Vote early or
by mail

26-Day: Weekdays, Oct 7 to Nov 5; Weekends, Oct 26 - 27 and Nov 2 - 3			Pre-Election Day Hours
SAN RAFAEL	Marin County Elections Dept	3501 Civic Center Drive, Suite 121	Weekdays: 8:30 am - 4:30 pm Weekends: 9 am - 5 pm (Election Day: open 7 am to 8 pm)
11-Day: Oct 26 to Nov 5		November 5 (Election Day) open 7 am to 8 pm	Pre-Election Day Hours
MARIN CITY	Marguerita C. Johnson Senior Center	640 Drake Ave	9 am - 5 pm
NOVATO	United Methodist Church	1473 S Novato Blvd	9 am - 5 pm
SAN GERONIMO	San Geronimo Valley Community Center	6350 Sir Francis Drake Blvd	9 am - 5 pm
4-Day: Nov 2 to Nov 5		November 5 (Election Day) open 7 am to 8 pm	Pre-Election Day Hours
FAIRFAX	Women's Club	46 Park Road	9 am - 5 pm
KENTFIELD	Saint Sebastian's Catholic Church	373 Bon Air Road	10 am - 6 pm
LARKSPUR	Redwoods Presbyterian Church	110 Magnolia Ave	November 2 & 4: 9 am - 5 pm November 3: noon - 8 pm
MILL VALLEY	Homestead Valley Community Center	315 Montford Ave	9 am - 5 pm
MILL VALLEY	Tam Valley Community Center	203 Marin Ave	8 am - 4 pm
NOVATO	City Hall	901 Sherman Ave	9 am - 5 pm
NOVATO	Hamilton Community Center	503 South Palm Drive	9 am - 5 pm
NOVATO	Nativity of Christ Greek Orthodox Church	1110 Highland Drive	November 2 & 4: 9 am - 5 pm November 3: 11 am - 7 pm
NOVATO	School District Offices	1015 7th Street	9 am - 5 pm
PT. REYES STATION	West Marin Health & Human Services Center	1 Sixth Street	9 am - 5 pm
SAN ANSELMO	American Legion Hall	120 Veterans Place	9 am - 5 pm
SAN RAFAEL	Health & Human Services Wellness Center	3240 Kerner Blvd	9 am - 5 pm
SAN RAFAEL	First Presbyterian Church	1510 5th Ave	November 2 & 4: 9 am - 5 pm November 3: noon - 8 pm
SAUSALITO	City Hall	420 Litho Street	9 am - 5 pm
TIBURON	Westminster Presbyterian Church	240 Tiburon Blvd	9 am - 5 pm
2-Day: BOLINAS		Community Center	14 Wharf Road
			November 4th: 9 am - 5 pm Election Day, November 5: 7 am - 8 pm
1-Day: SAN RAFAEL		Albert J. Boro Community Center	50 Canal Street
			open Election Day only November 5: 7 am - 8 pm

Vote by Mail

Ballots mailed starting October 7

All active registered voters will get a ballot in the mail.

Allow 7-10 days for delivery.

Ballot Packet

Includes ballot, instructions and postage-paid return envelope. Date and sign your return envelope.

Return ballot using one of these options:

1. Into an Official Drop Box - see below
2. Mail your ballot - must be postmarked on or before November 5 and received by November 12.
A voter can ensure that a postmark is applied to their return ballot envelope by visiting a Postal Service retail office and requesting a postmark from a retail associate.
Also: Informed delivery is a great tool – it's free! Sign up online: <https://www.usps.com/manage/informed-delivery.htm>
3. At a Vote Center - see bottom of page

Official Ballot Drop Box Locations

Open October 8 to Election Day November 5

On Election Day Drop Boxes close precisely at 8:00 pm as required by law

Exterior sites available, 24 hour drop off

Belvedere City Hall	450 San Rafael Ave (lower level)
Bolinas Community Center	14 Wharf Rd
Corte Madera Recreation Center	498 Tamalpais Dr
Kentfield - College of Marin, Diamond Physical Education Center	700 College Ave
Marin City Library	164 Donahue St
Mill Valley City Hall	26 Corte Madera Ave
Mill Valley Community Center	180 Camino Alto (parking lot)
Novato City Hall	901 Sherman Ave
Point Reyes Station - West Marin Health & Human Services Center	1 Sixth St
San Anselmo Town Hall	525 San Anselmo Ave
San Rafael - Albert J. Boro Community Center	50 Canal St
San Rafael - Marin County Civic Center North Archway drive-up South Archway walk-up	3501 Civic Center Dr (on Vera Schultz Dr) (on Peter Behr Dr)
Sausalito City Hall	420 Litho St (parking lot off Bee St)

Interior sites available during regular business hours, 8 am to 5 pm

San Rafael - Marin County Civic Center Middle Archway lobby	3501 Civic Center Dr (Judge Haley Dr)
----------------------------------------------------------------	------------------------------------------

Vote Center Drop Boxes

Each Vote Center will have a vote-by-mail Drop Box. See Vote Center page for open days and hours, or check marinvotes.org.

WHERE'S MY BALLOT?



**Sign up at
WheresMyBallot.sos.ca.gov
to get an automatic email,
text, or call about the status
of your ballot.**

VOTE SAFE.

Get a notice when your vote-by-mail ballot is mailed, received, and counted!

VOTE SECURE.

Every signature on a vote-by-mail envelope is compared to the voter's information on file. If the signature doesn't compare, the voter will get a letter with information about how to correct it. After ballots are accepted for counting, they are removed from their envelopes in a way that protects voter privacy. Once removed, ballots are counted by scanning equipment then sealed in containers that may be opened only for an audit after the election. Voter privacy and votes are protected during the entire process.

VOTE BY MAIL!

Postage is pre-paid! Ballots returned by mail must be postmarked on or before November 5 and received by the Elections Department by November 12.

You do not have to vote on every contest. If you make a mistake, call the Elections Department and ask for instructions.

If it seems too late to mail your ballot back, you may hand deliver your voted ballot to one of many Ballot Drop Box Locations or any Vote Center. There is a list of locations in the Voter Information Guide, and online at marinvotes.org

VOTER BILL *of* RIGHTS



YOU HAVE THE FOLLOWING RIGHTS

1. **The right to vote if you are a registered voter.** You are eligible to vote if you are:

- ★ a U.S. citizen living in California
- ★ at least 18 years old
- ★ registered where you currently live
- ★ Not currently serving a state or federal prison term for the conviction of a felony, and
- ★ not currently found mentally incompetent to vote by a court

2. **The right to vote if you are a registered voter even if your name is not on the list.**

You will vote using a provisional ballot. Your vote will be counted if elections officials determine that you are eligible to vote.

3. **The right to vote if you are still in line when the polls close.**

4. **The right to cast a secret ballot** without anyone bothering you or telling you how to vote.

5. **The right to get a new ballot if you have made a mistake,** if you have not already cast your ballot. You can:

Ask an elections official at a polling place for a new ballot,
Exchange your vote-by-mail ballot for a new one at an elections office, or at your polling place, or
Vote using a provisional ballot.

6. **The right to get help casting your ballot** from anyone you choose, except from your employer or union representative.

7. **The right to drop off your completed vote-by-mail ballot at any polling place** in California.

8. **The right to get election materials in a language other than English** if enough people in your voting precinct speak that language.


9. **The right to ask questions to elections officials about election procedures** and watch the election process. If the person you ask cannot answer your questions, they must send you to the right person for an answer. If you are disruptive, they can stop answering you.

10. **The right to report any illegal or fraudulent election activity** to an elections official or the Secretary of State's office.

SPECIAL NOTICE

- Polls are open from 7:00 a.m. to 8:00 p.m. on the day indicated in the posted county Voter Information Guide.
- Specific instructions on how to vote, including how to cast a provisional ballot, can be obtained from a poll worker or by reading the information mailed to you by your local elections official.
- If you are a newly registered voter, you may be asked to provide appropriate identification or other documentation according to federal law. But please note that every individual has the right to cast a provisional ballot even if he or she does not provide the documentation.
- It is against the law to represent yourself as being eligible to vote unless you meet all of the requirements to vote under federal and state law.
- It is against the law to tamper with voting equipment.

If you believe you have been denied any of these rights, call the Secretary of State's confidential toll-free Voter Hotline at (800) 345-VOTE (8683).

 On the web at www.sos.ca.gov

 By phone at **(800) 345-VOTE (8683)**

 By email at elections@sos.ca.gov



IMPORTANT NOTICE

All active registered voters will get a vote-by-mail ballot in the mail

- Put voted ballot in return envelope provided
- Date and sign your return envelope
- Return by mail, at a Vote Center, or an Official Drop Box
- If returning by mail, envelope must be postmarked on or before November 5, received by November 12

Requesting a translated copy of the sample ballot

The sample ballot has been translated into Spanish, Vietnamese, and Chinese for required precincts. To request a copy, contact the Elections Department no later than seven days before the election:

- Call 415-473-6456 or Email: elections@marincounty.org
- Mail a written request to PO Box E, San Rafael, CA 94913. Must arrive seven days before Election Day.

Secretary of State's Voter Hotline (800) 345-VOTE (8683) - English

For information about language services offered at Vote Centers,

go to www.marinvotes.org. Click on link to November 5, 2024 General Election.

Accessible ballot

Any voter may request an accessible ballot to mark at home by emailing (RAVBM in subject line) to votebymail@marincounty.org or by calling (415) 473-6456 or toll free (833) 644-2061.

Accessible voting

A voter with a disability may vote a regular ballot outside a Vote Center. If you are unable to mark your ballot, you may bring up to two individuals to the polls to assist you. These individuals cannot be your employer or union representative.

The sample ballot is for information only. You must vote on the official ballot that will be mailed to you.



AVISO IMPORTANTE

Todos los votantes activos que estén registrados recibirán en el correo una boleta de voto por correo

- Ponga la boleta marcada en el sobre de retorno provisto
- Ponga la fecha y firme su sobre de retorno
- Devuélvalo por correo, en un centro de votación o en un buzón oficial
- Si lo devuelve por correo, el sobre debe tener el sello postal fechado el o antes del 5 de noviembre, recibido antes del 12 de noviembre

Cómo solicitar una copia traducida de la boleta de muestra

La boleta de muestra ha sido traducida al español para los recintos requeridos. Para solicitar una copia, comuníquese con el Departamento de Elecciones a más tardar siete días antes de la elección.

- Llame al 415-473-6456 o envíe un email a elections@marincounty.org
- Envíe una solicitud escrita a P.O. Box E, San Rafael, CA 94913. Tiene que llegar siete días antes del día de la elección.

Línea directa para votantes del Secretario de Estado (800) 232-VOTA (8682) - Español / Spanish

Para obtener más información sobre los servicios lingüísticos que se ofrecen en los centros de votación,

diríjase a www.marinvotes.org. Haga clic en el enlace a las Elecciones Generales del 5 de noviembre de 2024.

Boleta accesible

Cualquier votante puede solicitar una boleta accesible para llenar en casa, enviando un email a votebymail@marincounty.org (escriba RAVBM en la línea del asunto) o llamando al (415) 473-6456 o a la línea gratuita (833) 644-2061.

Votación accesible

Un votante con discapacidad puede votar con una boleta regular fuera de un centro de votación. Si usted no puede marcar su boleta electoral, puede traer hasta dos personas al lugar de votación para que le ayuden. Estas personas no pueden ser ni su empleador (patrón) ni tampoco su representante sindical (de la unión).

La boleta de muestra es solo para fines informativos. Tiene que votar con la boleta oficial enviada por correo.



VOTING BY MAIL



When will my ballot arrive in the mail?
Ballots will be mailed beginning October 7, 2024.
Expect delivery within 7 - 10 days.



How do I update my registration?
Online at registertovote.ca.gov OR by paper registration form, postmarked no later than October 21, 2024.



Will the post office forward my ballot?
No. Forwarding a ballot is not allowed.



I will be out of town. How can I vote?
Call and give us your temporary mailing address. We will mail the ballot one time to that address. Call 415-473-6456.



Can someone else pick up a ballot for me?
Yes, using the application available at marinvotes.org. If you have questions, call 415-473-6456.



What if I lose my ballot or make a mistake?
You may go to any Vote Center and receive a replacement ballot. If you make a mistake, call the Elections Department at 415-473-6456.



What if I forgot to sign my envelope?
Only you (not someone else) must sign your envelope for your ballot to be counted. If your signature is missing OR does not compare with your voter registration, you will get a letter telling you how to correct the problem.



How do I return my vote-by-mail ballot?
Mail it in your signed envelope, postmarked on or before Election Day, November 5. **A voter can ensure that a postmark is applied to their return ballot envelope by visiting a Postal Service retail office and requesting a postmark from a retail associate.**
OR hand deliver to any Vote Center or Official Ballot Drop Box. Locations and schedules for Vote Centers and Official Ballot Drop Boxes are listed in this Voter Information Guide or at marinvotes.org.



How do I know you received my ballot?
Sign up at WheresMyBallot.sos.ca.gov, check the Voter Status page on the Secretary of State's website voterstatus.sos.ca.gov, OR call the Elections Department at 415-473-6456. **Also: Informed delivery is a great tool – it's free!**
Sign up online: <https://www.usps.com/manage/informed-delivery.htm>

ACCESS OR LANGUAGE NEEDS



Where can I vote in person?

Vote at any of the 21 Vote Centers in Marin County. Addresses are listed in this guide or go to www.marinvotes.org.



Is my nearest Vote Center accessible?

All Vote Centers are accessible or have been mitigated to meet accessibility requirements. Call 415-473-6456 for details.



Sign language interpreter.

Schedule an appointment at the Elections Office, call at least 1 week in advance. TTY 415-473-6899 or CA Relay Service 711



Need support at a Vote Center?

- Each Vote Center has accessible marking devices to help you mark your ballot independently and privately. A sip/puff device can be provided by calling in advance.
- A wheelchair-accessible voting booth, magnifiers, pens with easy to hold grips and signature guides are available.
- **Curbside voting** A voter with a disability may vote a regular ballot outside a Vote Center. Call when you are outside. An election worker will bring you a ballot and then put your voted ballot into the ballot box.



Where is an accessible voting machine?

An accessible ballot marking device is at each Vote Center.

More information about voter accessibility and specific accommodations is online at www.marinvotes.org or contact the manager of Vote Centers at polls@marincounty.org **415-473-6456** or toll free: **833-644-2061**



What if I do not speak English well?

The Vote Center worker will:

- Point out instructions in voting booth.
- Demonstrate how to mark the ballot.

Translated sample ballots for required precincts are posted at Vote Centers. Some Vote Centers have a bilingual worker; tell us if you need bilingual service.



Can I get a ride to a Vote Center?

Marin Access 415-454-0902 provides services for older adults, persons with disabilities and low-income residents. You may need to register. Call immediately to find out how they can help you. Check the voter accessibility link on our website at www.marinvotes.org.



Alternative formats upon request.

Large print of some ballot materials may be available and a CD may be available for local measure information. Call 415-473-6456 (voice), 415-473-6899 (TTY), toll free 833-644-2061, or email elections@marincounty.org.

An Online Accessible Voter Information Guide is available upon request. Call 415-473-6456 for details.

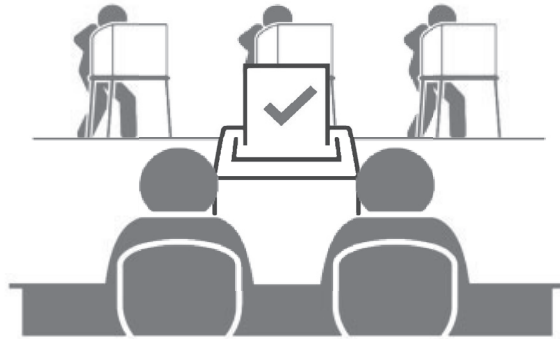


Voting by mail?

All active registered voters will be mailed a ballot. Ballots will be mailed starting October 7. Allow 7-10 days for delivery.

Disability Rights California operates a Statewide Voting Hotline 7^{AM} to 8^{PM} on Election Day, November 5, 2024 and answers calls prior to and following the election.
1-888-569-7955

Election officials are your reliable sources for election information



Voting period is October 7 to November 5, 2024

Make sure you've got the correct election information.

Don't know where to start? Nonpartisan election information is available at:

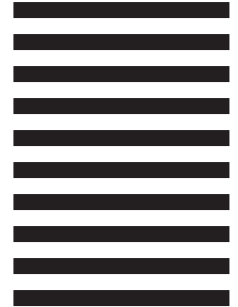
www.marinvotes.org

FROM:

DID YOU SIGN YOUR APPLICATION



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 171 SAN RAFAEL, CA

POSTAGE WILL BE PAID BY ADDRESSEE



**MARIN COUNTY
REGISTRAR OF VOTERS
PO BOX E
SAN RAFAEL CA 94913-9801**

NON-PROFIT ORG.
U.S. POSTAGE
PAID
COUNTY OF MARIN



Curbside voting available for voters who cannot physically get into the Vote Center. Question? Call 415-473-6456

**For Vote Center Information
See marinvotes.org**

**POSTMASTER
DELIVER TO:**

- All active registered voters will get a ballot in the mail.
- Lost or damaged your ballot? You may go to any Vote Center for a replacement.

TEAR ON DOTTED LINE

033

For November 5, 2024

**Do not use this application for a vote-by-mail ballot.
All voters will be mailed a ballot for this election.**

Need a replacement vote-by-mail ballot or have questions about the forms below you can call 415-473-6456.

Request a Translated Copy of Sample Ballot

Sample ballots are NOT translated in all languages for all ballot types.
Las boletas electorales de muestra NO ESTÁN traducidas en todos los idiomas para todos los tipos de boletas electorales.

Tất cả các loại lá phiếu mẫu không được dịch sang nhiều ngôn ngữ.
樣本選票的選票類型並未翻譯成所有語言。

- Estoy solicitando una copia traducida de la boleta de muestra.
- Tôi đang yêu cầu một bản dịch của phiếu bầu mẫu.
- 我要求提供選票樣本的翻譯副本。

Mail to:

Name _____

Address _____

Request must be received at least 7 days before the election.

Request a Remote Accessible Ballot (RAVBM)

A Remote Accessible Ballot is accessed online. You must print the ballot and mail it back. RAVBM ballots **cannot be returned by fax or email**. Ballots must be postmarked by Election Day and received by mail within 7 days after the election.

- I am requesting a Remote Accessible Ballot.

My email (required): _____

Name and Phone #: _____