



- encourage adding ADUs
- 3% rent control is too low
- multiple of CPI as max rent ^{increase}
- should be an ombudsman
- rent control creates adversarial relationship
- voluntary gap - renters, rental owners & homeowners
- Good cause eviction → 'free' way to evict a tenant. '1 per 5 years'

- Who are we trying to protect?
- how do incentivize landlords (rental property owners) to keep people needing protection in their rentals.
- have rental property owners register
 - business tax
- keep fees low for ADUs, particularly if people agree to keep rents low
- gather data about rental housing stock in Sebastopol