

## ARGUMENT IN FAVOR OF MEASURE MM

**Vote YES on MM to protect neighbors from losing their homes, require newer apartment buildings to pay their fair share for City services, and support the construction of backyard units behind single-family homes.**

Because of COVID-19, millions of Californians have lost their jobs and one-third of Americans have missed rent. Many are at risk of becoming homeless.

The City Council enacted strong eviction protections under its emergency powers, but Berkeley's Rent Stabilization Ordinance continues to recognize non-payment of rent as a cause for eviction. **Once the City's emergency proclamation is lifted, many Berkeley renters are at risk of losing their homes.**

Measure MM prohibits evictions for nonpayment of rent during a proclaimed emergency if the City or state has allowed for emergency-related nonpayment.

There are eviction controls on buildings constructed after 1980, even though they are exempt from rent control. But owners of these properties do not pay any fees for the services they receive from the Rent Board. Older properties, including small properties owned by local residents, do pay a registration fee. This is unfair.

Measure MM requires newly-built and other similar units to register and pay their fair share for services, but **does not subject them to rent control**. Primary residences rented for up to two years are exempt, ensuring homeowners aren't asked to pay fees and register for a sabbatical or other limited absence.

Measure MM also encourages construction of new housing by continuing to exempt new Accessory Dwelling Units on single-family properties from rent and eviction controls. State law recently changed to allow ADUs on multi-unit properties. Measure MM limits the ADU rent and eviction control exemption to owner-occupied single-family properties, as originally intended by Berkeley voters in 2018.

**Vote YES on Measure MM.**

s/Jesse Arreguín  
Berkeley Mayor

s/Judith Appel  
Berkeley School Board, President

s/Xavier Johnson  
Chair, Housing Advisory Commission; Sierra Club Executive Committee member

s/Paola Laverde  
Rent Stabilization Board, Chair