

-----Original Message-----

From: Leslie Shiner [REDACTED]

Sent: Friday, February 24, 2023 4:32 AM

To: -- City Clerk <CityClerk@cityofpetaluma.org>

Cc: Landlord Tenant Protections <landlordtenantprotections@cityofpetaluma.org>

Subject: Stop Petaluma's Anti-Housing Law

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Dear Honorable Mayor McDonnell and Council members,

I strongly urge the City Council to listen to its community and put an end to the Residential Tenancy Ordinance.

This anti-housing law makes it nearly impossible to maintain rental properties, protect my residents, and make necessary improvements to older rental homes.

As ethical housing providers, we are proud to provide homes for local families and work closely with our residents to meet their needs. The notion that we need new, strict rental housing regulations is beyond comprehension. We do not need to add layers of regulations and bureaucracy to California's existing Tenant Protection Act (AB 1482). Your proposal only causes further confusion and harm to all members of the community.

If this law is passed, you will end up with only large corporate landlords who don't care if there is a vacancy, don't work with their tenants and have no compassion. The rental market will be TIGHTER, not better for renters.

According to Pew Research: <https://www.pewresearch.org/fact-tank/2021/08/02/as-national-eviction-ban-expires-a-look-at-who-rents-and-who-owns-in-the-u-s/>
<<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.pewresearch.org%2Ffact-tank%2F2021%2F08%2F02%2Fas-national-eviction-ban-expires-a-look-at-who-rents-and-who-owns-in-the-u-s%2F&data=05%7C01%7CDBRADY%40cityofpetaluma.org%7C2fd33cc37c174c961e3f08db16631ab7%7C3251706cb8d941349f26dd04acbb79d0%7C0%7C0%7C638128387313774680%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=PUWkFv%2BLR%2FzPrzMzB%2F%2FJRwzoTnFkVFVXOxw9CLInfGI%3D&reserved=0>> :

Setting policies to help renters in need

<<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.washingtonpost.com%2Fus-policy%2F2021%2F07%2F14%2Feviction-prevention-white-house-moratorium%2F&data=05%7C01%7CDBRADY%40cityofpetaluma.org%7C2fd33cc37c174c961e3f08db16631ab7%7C3251706cb8d941349f26dd04acbb79d0%7C0%7C0%7C638128387313774680%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=F71Zo3pV8FthFphN63WetbpQZzlB8%2BOMFSIR7MWOziM%3D&reserved=0>> without hurting landlords is complicated. Landlords aren't a homogenous group of faceless corporations. In fact, fewer than one-fifth of rental properties are owned by for-profit businesses of any kind. Most rental properties – about seven-in-ten – are owned by individuals, who typically own just one or two properties, according to 2018 census data
<<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.census.gov%2Fprograms-surveys%2Fhhs.html&data=05%7C01%7CDBRADY%40cityofpetaluma.org%7C2fd33cc37c174c961e3f08db16631ab7%7C3251706cb8d941349f26dd04acbb79d0%7C0%7C0%7C638128387313774680%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=AgFZ9qiEEgThZlZ%2FhF6sOiq5PXrt01qZUGad6AzyELE%3D&reserved=0>> . And landlords have complained about being

unable to meet their obligations

<<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cnn.com%2F2021%2F06%2F25%2Fthe-eviction-moratorium-is-killing-small-landlords-says-one.html&data=05%7C01%7CDBRADY%40cityofpetaluma.org%7C2fd33cc37c174c961e3f08db16631ab7%7C3251706cb8d941349f26dd04acbb79d0%7C0%7C0%7C638128387313774680%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=1uPzDVghjCe7qJ995N7iwmRp4cNer6xjy2y6XeUGIP4%3D&reserved=0>> , such as mortgage payments, property taxes and repair bills, because of a falloff in rent payments.

Sincerely,

Leslie C. Shiner