

From: [Pamela](#) [REDACTED]
To: [-- City Clerk](#)
Subject: Vote No on Residential Tenancy Ordinance
Date: Wednesday, March 1, 2023 9:22:14 AM

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear Ms. Sawyer:

As City Clerk of Petaluma, I am sending a copy of a follow up message to the Mayor and all Council Members saying that I strongly oppose the Residential Tenancy Ordinance. Since my original message of a month ago, I have done additional research into this ordinance and am greatly alarmed at the potential impact on my Mother. Please allow me to give you a brief background. My parents purchased their Petaluma home in 1981 and lived in it until they needed to move to an assisted living facility in 2016. At that time my Dad was very concerned about how my Mother would fare, financially, if he predeceased her (which did happen when he passed in March 2020). At the time of their move, he decided to keep the house as rental property confident that I would be able to sell it should a need for greater liquidity be required on behalf of my Mother. My Mother is in a memory care and is declining rapidly, which means I will soon need greater cash resources to make sure she is safe, comfortable and receiving good care. What terrifies me, and keeps me awake at night, is the realization that restrictions in Petaluma's Residential Tenancy Ordinance are so onerous that it will prevent me from selling the house so that I may care for my Mother.

My current long-term tenants are both professionals with successful careers who have been very respectful of the property; they would have no trouble finding another home to rent. In turn, I have made sure that they remain by keeping the rent below market, upgrading the property and responding promptly to any problems. This ordinance makes it nearly impossible for me to continue to maintain the property, protect my tenants, and make necessary improvements to this older rental home. Under California's existing Tenant Protection Act (AB 1482), tenants are well protected so there is no need for Petaluma's ordinance. At minimum, individuals and living trusts that own single family homes should be exempted from Petaluma's proposed restrictions. If

this ordinance is passed and single family homes are not exempted, then what is Petaluma's plan to compensate people like my Mother for their loss of value and the financial harm that it will cause?

Sincerely,

Pamela Davies Steverango