

From: [Yvonne \[REDACTED\]](#)
To: [-- City Clerk](#)
Cc: [Landlord Tenant Protections](#)
Subject: Tenant Protections
Date: Saturday, March 4, 2023 8:23:32 PM

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

Dear City Staff,

This is the third email of concern that I've sent to the city staff since February's three-hour Tenant Protection Zoom Workshop. It was apparent during that Zoom that this topic is weighing heavily on many minds and many will be affected by the outcome. That evening the panel was overwhelmed as well as the audience. There were a great deal of emotions expressed-sadness, frustration, fear, and much more. These emotions came from both ends of the spectrum.

I wasn't able to attend the in-person workshop but I'd imagine that it was more of the same. I'd also imagine that the email response concerning this is so heavy that the staff doesn't have time to read through each and every voice of concern.

The panel on Zoom was asked how many of them were rental property owners. They could not answer. That question had crossed my mind as well. Then the survey came out and it seemed to be geared toward all ordinances passing, nothing other than that. That led me to wonder about the panel that will be voting on these important issues. Are they property owners, renters, or rental property owners? Is there a conflict of interest? How many will vote? How many will recuse themselves? Are all sides fully represented or are we just going through the motions when the decisions have already been made?

All tenants are not bad actors. All rental property owners are not bad actors. This should mean that all tenants are not punished for the bad actors in the tenant group nor should all property owners be punished for the bad actors in the property owner group. Simply, we should not punish the entire class due to the poor choices of a percentage of the class. In doing this, we also fail to recognize all who are thriving.

I believe what needs to be presented as a solution needs to be *constructive*, not *destructive*. The approach being taken seems to represent cutting off a nose to spite a face. I would think that Petaluma is a city that can be an example of what to do, as opposed to what not to do. It takes a great deal of time and effort to provide accurate information to make important educated decisions. Yes, easier said than done but a successful outcome is key to all concerned.

I can only hope that "my side" and "your side" can come together to generate constructive tools and solutions to the very important issues at hand. Sadly, we have become a society that finds it difficult to listen to each other. Please lead wisely and avoid creating a means to an end. I encourage you to be proactive, not reactive, and

open doors that can help the community thrive as a whole.

It seems the thought is that all landlords are wealthy. I assure you that's not the case. We are reaping approx. 2.5% from our CA rental. The hope per financial advisor is 8% which isn't happening. Our rental property is loved, our neighbors there are loved and we've shared this with our tenants without any problems for twelve years.

It's a shame that some bad actors will ruin the many functional and good relationships. Judging by the property managers input it sounded as if most tenant landlord scenarios are functional, but those that are not are fogging the outcome.

These ordinances if passed will bring many rental property owners to sell and move on. Corporate owners will be a plenty, but no more mom and pop owners. The tier-down negative impact will be extreme.

Californians have dealt with the effects of drought, wildfires, severe storms, and many other natural disasters, as well as the pandemic. I urge you to avoid implementing a disastrous solution that will negatively impact the livelihood of many current and future people of Petaluma. Please don't paint the Petaluma community into a corner, as these decisions when finalized will have a tier-down effect on Petaluma as a whole and not just on current tenants and rental property owners.

In closing, I'll leave you with the following quote. "My mission in life is not merely to survive, but to thrive; and to do so with some passion, some compassion, some humor, and some style." — Maya Angelou.

Respectfully,

Yvonne Weiler

Begin forwarded message:

From: Yvonne Weiler <[REDACTED]>
Subject: Tenant Protections
Date: March 1, 2023 at 7:57:21 PM MST
To: cityclerk@cityofpetaluma.org

Cc: landlordtenantprotections@cityofpetaluma.org

Hi there,

Food for thought-the avenues to submit input on the housing ordinances seems to be geared toward all ordinances passing, nothing other than that.

I sat in on the webinar and listened to all input. It seems the thought is that all landlords are wealthy. I assure you that's not the case. We are reaping approx. 2.5% from our CA rental. The hope per financial advisor is 8% which isn't happening. Our rental property is loved, our neighbors there are loved and we've shared this with our tenants without any problems for twelve years. It's a shame that some bad actors will ruin the many functional and good relationships.

It sounded as if most tenant landlord scenarios are functional, but those that are not are fogging the outcome. So it sounds as if cutting off your nose to spite your face is the 2023 outcome.

This will bring many rental property owners to sell and move on.

Corporate owners will be a plenty, but no more mom and pop owners. Proceed if this is your wish, but know there will be a negative tier down effect.

It's sad that Petaluma has come to this.

Sincerely,
Yvonne Weiler

From: [REDACTED]

Sent: Friday, February 3, 2023, 1:49 PM

To: landlordtenantprotections@cityofpetaluma.org

Subject: Please read...

To Petaluma City Staff,

I write to you today with sadness, frustration, and fear. These emotions are a result of sitting in on Wednesday evening's entire, "Tenant Protections" workshop. It's extremely obvious there are many experiencing those same emotions on both ends of the spectrum.

We know there are bad actors in all walks of life. It's very important not to stereotype. We also know that current events and conditions have taxed the system to extremes across the board. Many continue to tread just to keep their heads above water, both

physically and emotionally. We as tenants, rental property owners, and people in general fight daily to keep this from becoming our new norm.

We're told that we have to stay informed, but in doing so we bring constant negativity to our lives. So much of what we're exposed to daily are stories of people doing bad things to each other. Good Samaritan stories come to light, but far too few in comparison. Because of this exposure, we're left with a constant weight of negativity.

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Yvonne Weiler