


From: [Cody](#) 
To: [-- City Clerk](#)
Subject: Monday March 6 Agenda Item 8: Tenancy Protections
Date: Monday, March 6, 2023 4:31:04 PM

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Dear Petaluma City Council

As a renter in Petaluma, I am writing in favor of permanently passing the Residential Tenancy Protections that were temporarily adopted earlier last year. I believe these protections are necessary to better protect renters in Petaluma from evictions (at fault and no fault) and will encourage a more stable housing environment. Thank you for prioritizing this issue, I hope that the City Council will follow-through with their support of Just Cause and Ellis Act protections.

I am grateful to have had mostly positive experiences with landlords and rentals, but have witnessed several friends struggle to find housing within their price range. It has become very difficult to find a place to live that fits within one's budget and is within a reasonable distance from other important areas of one's life (work, school, community etc.). In the seven years I have lived in Petaluma, I have one friend who was evicted from their rental after pointing out mold in the unit, another friend who spent months in a temporary housing situation while they tried to find a place to live that would accept pets and was within her price range, and yet another friend who was given notice that the landlords were taking the unit off the market for renovations and had to settle for a less than ideal lease due to the short timeline given for vacating their home. I myself have been debating for months whether to notify my landlord about a mold issue because I don't want to deal with potentially uprooting my life and looking for a new living situation. Steady, dependable housing is very evidently an issue in this county and in this city, and it is my belief that Just Cause protections will help chip away at that issue.

I strongly support adopting the residential tenancy protections ordinance permanently with a few modifications: 1) that the ordinance protect renters immediately, not after 6-12 months, 2) protect tenants in affordable housing units, and 3) that relocation assistance be increased to \$8,100-\$10,000, since that is a more realistic estimate of what someone would spend finding and moving to a new home.

Thank you,

Cody Ender