

**From:** [Debbie \[REDACTED\]](#)  
**To:** [McDonnell, Kevin](#); [Barnacle, Brian](#); [Cader-Thompson, Janice](#); [Healy, Mike](#); [Karen Nau](#); [Pocekay, Dennis](#); [Shribbs, John](#); -- [City Clerk](#); [Landlord Tenant Protections](#)  
**Subject:** Concerns Regarding the current Tenant Ordinance  
**Date:** Tuesday, March 7, 2023 1:07:40 PM

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Dear City Council Members,

I am both a landlord and a tenant here in town. A few of the tenant concerns I heard at last night's City Hall meeting are likely somewhat valid. However, based on not only the data provided to you and overall human nature, most of their concerns also appear to be based on "the worst-case scenario". Not based on how landlords like me, and the many others that I know operate. With AB 1482, tenants have logical protection they deserve and can utilize. Is it perfect? Does it cover every mean spirited and even illegal scenario a rotten landlord may impose? Probably not. However, those negatives like much in life, are thankfully the minority.

They also mentioned "fear"...

I too live in "fear", I was laid off 5 years ago from a company that I gave 25 years to. I was in my late 50's and found it a challenge at my age to find employment that would pay me the salary I had worked so hard to earn. In the last 5 years, due to a few valid reasons, I am now on my 2nd employer. Talk about "fear". I make a little more than half of my previous salary, again "fear". Due to my financial situation, I ended up having to rent my primary residence out and am now renting a much smaller home. In the 4 years since renting out my home, I have had the same wonderful tenants. They were placed by a Property Management company here in town. I only literally notified them on March 1st, almost 4 years later, that I will be increasing their rent effective May 1st. It broke my heart to do so. I only did this because of the horrific PGE costs. I, like so many other landlords, know we need to appreciate our good tenants. But we also need to be able to protect ourselves as well.

I recently had a health scare, hence, "fear". For a time, this forced me into having to think about selling my home to utilize the equity so that I could offset living expenses as well as medical expenses. I had always had something like this in the back of my mind. My home was also an investment that if needed, I could sell to offset healthcare facility costs. With this ordinance it would make that a very very tough option. My tenants are in no way in a place to try to purchase a home, and any other potential buyer who may want to "owner occupy" would likely not qualify for a loan (must owner

occupy). This ordinance mostly enforces an "investment" purchase, if investors even want to walk into this market.

My "fear", that if I do become permanently ill, how will I be able to pay my mortgage. Lenders don't give landlords ``relocation/health issues" reimbursements.

From last night it appeared most tenants were in "fear" of being evicted. Again, bring in AB 1482. I know and understand most folks wish rents were lower fortunately. increases are somewhat controlled w/ a yearly cap. Again, and unfortunately there are greedy people in this world.

The other valid concerns around affordable housing costs and availability should be handled elsewhere and should not dictate how, or if, a landlord wants or more importantly **needs** to sell their property.

Please oppose and do not allow this ordinance to continue in our beautiful community of Petaluma.

Sincerely,

Debbie Pottorff

A solid black rectangular box used to redact the signature of Debbie Pottorff.