From: Kelly

To: McDonnell, Kevin; Barnacle, Brian; Cader-Thompson, Janice; Healy, Mike; Karen Nau; Pocekay, Dennis; Shribbs,

John; -- City Clerk; Landlord Tenant Protections

Subject: Tenant Ordinance Concerns

Date: Tuesday, March 7, 2023 10:00:09 AM

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Dear Honorable Mayor McDonnell and Council members,

I am both a Realtor in Petaluma and Landlord. I urge you to consider the unintended consequences of the tenant ordinance. I have seen first hand on many occasions throughout the past year where both active and potential investment property buyers have simply jumped ship from wanting to purchase an investment property in Petaluma once this ordinance was brought to their attention. This means that a potential to increase the severe rental supply issue is being negatively affected by this ordinance. This ordinance does nothing but motivate existing landlords to routinely raise their rents to stay within current market rates. Prior to this ordinance many landlords including myself will go years without raising rents; this will have an negative impact on current tenants. The city has made great strides over the last few years in making it more achievable to build permitted ADU's. ADU's have a huge positive impact on both housing supply and environmental impact by reducing urban sprawl. This ordinance will deter homeowners from building these units due to the added risks and reduction in property owner rights. I have concerns with the data that was presented regarding the one bed apt average rent of \$2300ish. This figure should be separated by large apartment complexes vs. 1 bed SFR and ADUs. I have both a SFR 1 bed home and 1 bed ADUs that are significantly under this price point. This data is misleading. I urge you to keep the unintended consequences of this ordinance at the forefront of your decision making process. Tenants have robust protection under the California TPA; let it do its job.

Thank you!

