

**From:** [REDACTED]  
**To:** [-- City Clerk](#)  
**Subject:** Petaluma City Council does not need to add regulations and layers of bureaucracy to already robust protections  
**Date:** Friday, April 14, 2023 1:31:01 PM

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Dear Mayor McDonnell and Council members,

Since 1965, I and my family are small business people that have developed over a 100 homes, townhomes, ADU's and apartments available mostly for rent in primarily what is called today workforce housing WITHOUT GOVERNMENT ASSISTANCE. We have specialized in small developments. We have stopped building and are being squeezed out by regulations, fees, environmental and legal expenses that take up to 40% of the building and development costs for a small builder. Only large developers who have the financial, legal and political wherewithal are able to build and develop. Construction labor costs have skyrocketed because middle class construction people cannot afford to buy or even rent a home in Sonoma or nearby counties due to the above NIMBY activities.

I strongly urge the City Council to listen to its community and reject the newly drafted just-cause law. It is a burdensome ordinance that will unjustifiably punish SMALL housing providers in your community who have dedicated themselves to ethically providing lower middle class families with essential housing.

The egregious costs in this ordinance in addition to the previously noted cost --placed squarely on the shoulders of (especially) small housing providers -- will push much-needed housing off the already limited rental housing market.

The Petaluma City Council does not need to add regulations and layers of bureaucracy to already robust protections afforded by renters through California state law. This ordinance will only perpetuate further confusion and bring harm to all members of the community.

It is time to build more housing, not create more laws and bureaucracy.

Sincerely,

Alex Karakozoff  
O. [REDACTED]