

My name is Helaine B Dorenfeld, and I am a Petaluma homeowner and member of the Sonoma County Tenants Union.

I want to thank you for your work toward passing Just Cause. As a homeowner in Petaluma for 47 years I want to share that some homeowners enthusiastically support strong just cause protections in our city.

I have seen many changes for the better over the years living here. But I have also seen it become harder and harder for middle- and lower-income people to stay here in our community, due to the higher rents and lack of tenant protections.

We need more diversity in Petaluma, and we need to protect tenants from unjust evictions.

As a mother, I know that children need to feel safe and all families – including renting families –need stability.

As a feminist, I understand that the more secure a women's housing is, the less vulnerable she is to be depending on an abuser to keep herself and her children off the streets.

This is also why the ordinance should cover all units from day one. No one should become homeless simply because they rent a specific type of unit- like subsidized housing – or because they moved in less than six months prior.

If you are a property owner and rent out a unit, remember with these protections, you can still evict- but it just must be for a fair reason. Otherwise, you should assist your tenant with relocation. Please consider making the relocation fee for no-fault evictions greater than 250% of the rent or \$11,000.00 not the lesser

I appreciate your support of strong tenant protections.

Thank you in advance.

Sincerely,

Helaine B Dorenfeld