

**From:** [REDACTED]  
**To:** -- City Clerk; [McDonnell, Kevin](#); [Barnacle, Brian](#); [Karen Nau](#); [Pocekay, Dennis](#); [Cader-Thompson, Janice](#); [Healy, Mike](#); [Shribbs, John](#)  
**Subject:** April 17, 2023 City Council Agenda Item #10: "Strengthen Just Cause"  
**Date:** Monday, April 17, 2023 1:36:01 PM

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Dear City Councilmembers and City Staff,

My name is Jean and I am a Petaluma resident and former member of our city's Climate Action Commission. My only intention in noting my former service is to connect and to uplift that housing justice is climate justice, and I want to thank you for your work towards passing Just Cause.

I strongly encourage you to strengthen the Just Cause ordinance and remove the sunset date - doing so will provide meaningful protections for Petaluma tenants. There are several great provisions in the Residential Tenancy Protections Ordinance, but a few could use further attention:

- Please consider the impact of stabilizing the housing of educators and school-aged children during the school year, and do not allow owner/relative move-ins during that time. **The lasting impact of evictions on children is well documented.** Though some schools may extend through the summer, the majority of Petaluma schools recognize a unified schedule with the final day being June 9th this year. Berkeley and San Francisco (among others) have had no problem implementing this protection for many years, and the language of the ordinance can be worded in a way that still allows a landlord to recover possession as long as the tenancy is NOT terminated during the regular school year;
- Please consider making the relocation fee for no-fault evictions the greater of 250% of the rent or \$11,000, not the lesser; and
- Please consider adding back the Ellis Act regulations. Petaluma would be the only jurisdiction with a six-month right to re-rent in the state. The Ellis Act is the most abused just cause for eviction, and taking the teeth out of this in Petaluma will lead to more abuse. **At a minimum, please add the longer notice period prescribed by state law, a 120-day notice of termination of tenancy, which becomes a one-year notice if the tenant is a senior or disabled.**

I appreciate your support of strong tenant protections. Thank you in advance.

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Jean Ger  
Pronouns: She/Her