

From: [Keith T Becker](#)
To: -- City Clerk; [Landlord Tenant Protections](#); [McDonnell, Kevin](#); [Cader-Thompson, Janice](#); [Shribbs, John](#); [Barnacle, Brian](#); [Healy, Mike](#); [Karen Nau](#); [Pocekay, Dennis](#)
Subject: California's impending "eviction cliff"
Date: Monday, April 17, 2023 1:55:23 PM

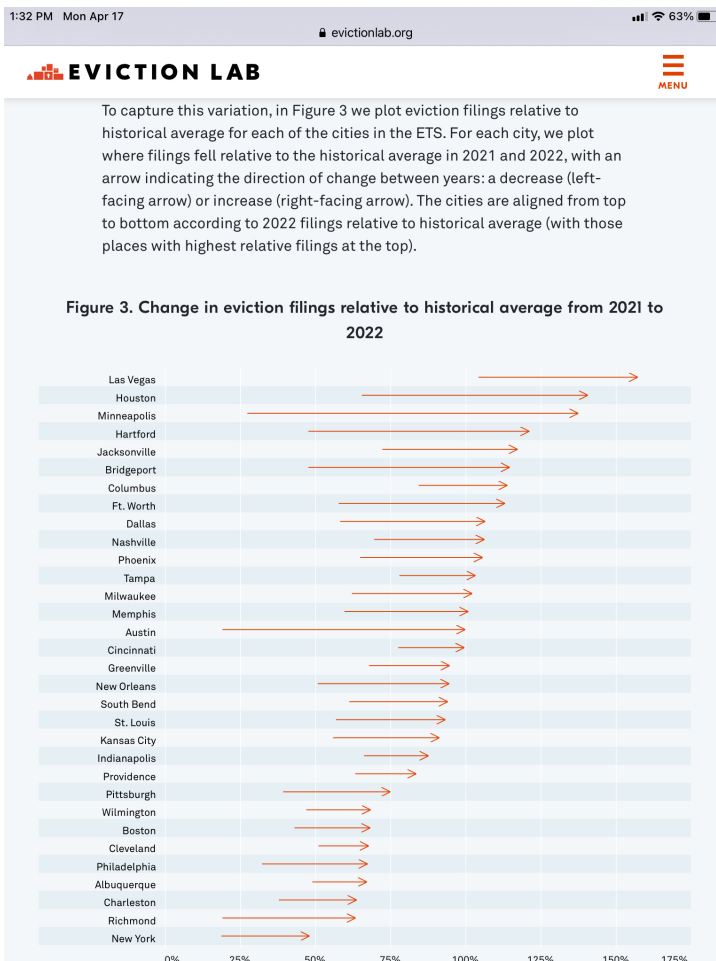
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To our honored city council members and staff,

Eviction Lab, a nationwide research program, "is a team of researchers, students, and website architects who believe that a stable, affordable home is central to human flourishing and economic mobility." As such, if their mission and research has ANY bias, it is definitely more supportive of resident rights and concerns than those of housing providers.

On March 9, 2023, Eviction Lab released a report comparing eviction rates from the years 2021 and 2022. They surveyed markets across the nation, and published their results.

<https://mailchi.mp/af3444757b54/update-new-cdc-eviction-moratorium-in-effect-9420-123120-nationwide-13525998?e=720ee4b1b7>



Of the top 32 markets in America showing an increase in evictions from 2021 to 2022, NOT ONE is situated in California. Not Sacramento, not San Diego, not Long Beach, not San Jose. Not one.

There have been unsupported arguments implying that, upon the demise of the national eviction moratoria, unlawful detainers will escalate rapidly in California. These arguments are presented in tandem with mea culpas, acknowledging that we allegedly don't HAVE data differentiating California's Tenant Protection Act from the temporary COVID-era eviction protections.

The Eviction Lab shows those arguments to be false. Nationwide eviction moratoria expired in 2021, and the apparent effect is shown in their data. But not in California.

On September 11, 2019, Governor Newsom made the following public comment upon the passage of AB-1482: **"In this year's State of the State address, I asked the Legislature to send me a strong renter protection package. Today, they sent me the *strongest package in America*. These anti-gouging and eviction protections will help families afford to keep a roof over their heads, and they will provide California with important new tools to combat our state's broader housing and affordability crisis."**

The Eviction Lab's data leaves no question as to the accuracy of Newsom's statement. California's Tenant Protection Act is the "strongest [renter protection] package in America." The proposed Petaluma Eviction Ordinance is NOT a "new tool to combat our state's broader housing and affordability crisis." It will instead compel a GREATER housing availability and affordability crisis throughout the city.

I urge you to vote AGAINST any revision, amendment or extension of this ordinance. It will NOT solve our housing problems.

Sincerely,
Keith

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