

**From:** [Diana Mariscal](#)  
**To:** [-- City Clerk](#)  
**Subject:** April 17, 2023 City Council Agenda Item #10: "Strengthen Just Cause"  
**Date:** Monday, April 17, 2023 2:11:48 PM  
**Attachments:** [Outlook-cid\\_a6a9ae.png](#)

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Dear City Council and Staff:

My name is Diana Mariscal, and I am a former Petaluma resident and I am with Legal Aid of Sonoma County. I grew up in Petaluma and had my most formative years living in Petaluma. My parents still live in Petaluma but I have been priced out and moved to Santa Rosa. Typically, in town a couple days a week visiting family, purchasing groceries, and enjoying the town I grew in.

I want to thank you for your work toward passing Just Cause. I strongly encourage you to strengthen the Just Cause ordinance presented this evening. This ordinance can provide meaningful protections and stability for Petaluma families if they were ever in the risk of eviction.

There are so many great provisions in the Residential Tenancy Protections Ordinance, but a few could use further attention. Specifically, relocation fee. I have firsthand seen the stress and anxiety eviction gives a person, and on a family, it is amplified. Moving is hard with many landlords asking for proof that a tenant/family make 3x the amount of rent.

- 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.
- Please make it clear that eviction for substantial renovation will not displace the occupant, and that they will be returned to their home when renovations are complete. Please close the "reno-viction" loophole.
- Please add provisions under the owner/relative move-in no-fault just cause, to prevent a landlord from abusing this reason to displace a family. For instance, no more than one unit can be utilized for an owner/relative move-in at a property. Additionally, if the landlord has a vacant unit, they cannot displace a tenant over moving into that vacant unit. Several jurisdictions have model language for this, including but not limited to Berkeley, San Francisco, and Fairfax.

I appreciate your support of strong tenant protections and the safety of the community as a

whole. Thank you in advance.

Sincerely,  
Diana

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