

TENANCY PROTECTIONS - COMMUNITY ENGAGEMENT SUMMARY

The Council approved a Community Outreach and Engagement Plan (Attachment 1, Exhibit 1) to gather broad community input about the current Residential Tenancy Protections Ordinance. Staff carried out the planned outreach during the first months of this year and directly reached over 1,000 community members.

First, City staff held meetings with key stakeholders including property managers, landlords, renters, and tenant advocates to help explain the ordinance, how it relates to the existing California Tenant Protections Act, and gather detailed feedback. The following week, staff conducted two community workshops (one virtual, one in-person) where the public had a chance to receive the same presentation and provide comment on aspects of the ordinance, their experience in Petaluma's housing market, and express their support or concerns about the law. Both workshops were well-attended, with over 150 people participating in the virtual workshop and close to 75 people attending in-person at the Community Center.

Finally, a community-wide survey was conducted and received over 900 responses.

Overall, the input received across the many participants and through the various outreach efforts reflected similar themes and sentiments. The strongest takeaways from the various public outreach efforts are summarized below. See Exhibit 1 for a full detailed summary of the community feedback gathered from the survey and Exhibit 2 for more details regarding the community workshops.

Community Input Survey

The Community Input Survey was open from Feb. 4 – 24, 2023, and was available online in English and Spanish. The survey was sent to the entire community in a dedicated email and weekly in the City's Community Update. It was also shared via social media across our platforms. Three hundred hard copies were provided upon request to Legal Aid of Sonoma County.

The survey asked for feedback on specific aspects of Petaluma's tenancy protections ordinance and aimed to help participants understand how Petaluma's ordinance differs from the existing California Tenant Protections Act. The Key Themes and Takeaways from the input received is below. Read the full Community Input Survey Summary (Exhibit 1) for more details.

Key Takeaways

The survey results indicated that a majority of respondents (almost 73%) are opposed to Petaluma expanding tenant protections beyond what is provided in California's Tenant Protection Act.

Landlords (47%) slightly outnumbered tenants (36%) among participants in the online survey, but there appeared to be general agreement on many of the survey's questions. Significant objections were raised to specific aspects of Petaluma's ordinance. Among these are the removal of the requirement for renters to gain their landlord's permission before subletting the property, and the requirement that when a landlord removes a property from the rental market, the final tenants must be offered first right of refusal to return to the property when it reenters the market for up to ten years. (Eighty-one percent

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of survey respondents felt that subletting against the lease should be grounds for termination. Sixty percent of respondents said that the right of refusal should only be extended for one year, and only 12 individuals answered that ten years was appropriate.)

The survey offered respondents an opportunity to leave comments at the end on their thoughts and experiences. Here and during the community workshops, some tenants and their advocates expressed deep concerns that the housing market places undue pressure on renters, many of whom may never be able to save a down payment to purchase a home. This creates a situation in which landlords have outsized power to affect the stability of our community, and some expressed a desire to retain protections that put renters on more equal economic footing.

At the same time, concerns were raised by property managers and landlords in both the original stakeholder meetings and workshops that the ordinance seemed designed to protect tenants from corporate landlords and predatory businesses, whereas the beneficial relationship between small-property landlords and tenants which forms the majority of rental units in Petaluma would be damaged. This concern was reiterated frequently in the survey commentary.

Commentary prominently included suggestions that tenancy protections beyond the existing TPA would lead landlords to remove their units from the rental market when their current tenants gave notice, because the burdens on landlords to pay relocations fees or the risk of being stuck with bad tenants seemed too onerous to continue their investments in rental real estate. Some worried about the effects this would have on the rental market in general, with fewer units available leading to price increases.

We especially wish to note that several survey respondents expressed concerns regarding the clarity of the survey – in particular, the wording of question 4 was not understood by some participants, and we ask the Council to keep this in mind while reviewing the results.

Community Workshops

The community workshop events provided an important opportunity for City staff, consultants, and community partners to talk with community members virtually and in person. The events, one held on February 1, 2023, via zoom and the second held February 4, 2023, in person at the Petaluma Community Center, enabled staff to share information about the current ordinance and engage with Petalumans about their hopes and concerns about the ordinance's next iteration. Both workshops were well-attended, with over 150 people joining virtually at one point and around 40-50 attendees in person.

During this workshop, attendees expressed a range of opinions on the ordinance and Petaluma's current housing market. Landlords and property managers expressed dismay at the idea that the ordinance was necessary and presented data around eviction rates in Petaluma and the cost of turning a unit once a renter departs a property. The limitations around lease terminations due to unapproved subletting was a particular sticking point, and there was a lively discussion about Petaluma's removal of "committing waste" as a just cause for termination. There was significant anger from property owners at the perceived bias against landlords written into the ordinance.

Tenants and their advocates, including representatives of Legal Aid of Sonoma County and North Bay Organizing Project, spoke to the need for increases in tenant protections to help renters build stable lives in a precarious housing market.

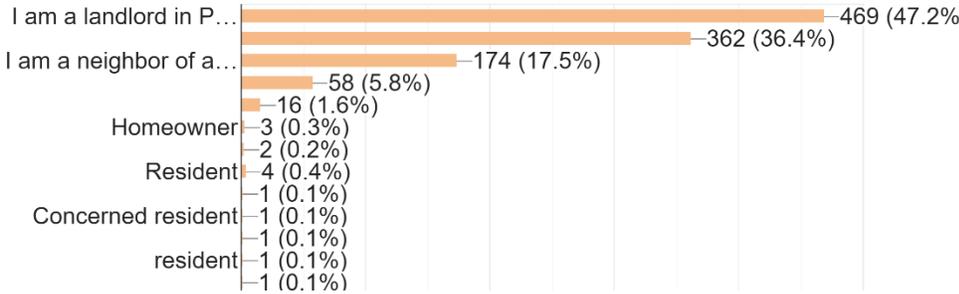
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Through the many ways the community has been engaged regarding the interim tenancy protections ordinance, it is clear that Petalumans have significant concerns about the future of stable housing in our community. Landlords want to continue to have good relationships with their tenants while securing returns on their real estate investments, and tenants want to ensure that they can remain stably housed even in a difficult economy. See Exhibit 2 for more detailed notes taken during the meetings.

Exhibit 1

Survey Responses

1.) Check any of the below that apply to you:
994 responses



*The above survey results show the number of participants who included a specific role AMONG their choices. For example, if a person is a landlord AND a homeowner, they could select both options. The chart below breaks out responses to show where participants marked several roles or wrote in their own. This shows the diversity of participants and the varying relationships Petalumans have to the housing market.

1.) Check any of the below that apply to you:	Number of Respondents
I am a landlord in Petaluma	344
I am a current or past renter in Petaluma	226
I am a neighbor of an rental unit	83
I am a current or past renter in Petaluma, I am a landlord in Petaluma	44
I am a current or past renter in Petaluma, I am a neighbor of an rental unit	24
I am a property manager in Petaluma	21
I am a current or past renter in Petaluma, I am a landlord in Petaluma, I am a neighbor of an rental unit	18
I am a landlord in Petaluma, I am a neighbor of an rental unit	18
Homeowner in Petaluma	16
I am a landlord in Petaluma, I am a property manager in Petaluma	12
I am a prospective landlord	11
Petaluma Resident	8
I am a current or past renter in Petaluma, I am a landlord in Petaluma, I am a property manager in Petaluma	6
I am a landlord in Sonoma County	5

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I am a current or past renter in Petaluma, Current home owner	4
I am a current or past renter in Petaluma, I am a landlord in Petaluma, I am a property manager in Petaluma, I am a neighbor of an rental unit	4
I am a current or past renter in Petaluma, I am a property manager in Petaluma	4
I am a previous landlord in Petaluma	4
I am a previous landlord and a resident of Petaluma.	4
A homeowner that owns rental property in another state and/or city.	4
Spouse/Relative of Landlord	4
I am a landlord in Petaluma, I am a property manager in Petaluma, I am a neighbor of an rental unit	3
I am a neighbor of an rental unit, landlord in another city	3
Community stakeholder	3
Resident of Petaluma in the Real Estate Industry	3
I am a current or past renter in Petaluma, I am a neighbor of an rental unit, Homeowner	2
I am a neighbor of an rental unit, i am a homeowner in petaluma	2
I am a property manager in Petaluma, I am a neighbor of an rental unit	2
I am a current or past renter in Petaluma, I am a landlord in Petaluma, I am a property manager in Petaluma, I am a neighbor of an rental unit, I am a realtor	2
I have been a property manager for homes in Petaluma	2
I am a landlord in Cotati	2
Spouse/Relative of Renter	2
None of the above	2
I am a tenant advocate.	2
Developer investor working in projects in Petaluma	1
Family lives in Petaluma	1
Former rent property owner	1
I am a current or past renter in Petaluma, A Current Homeowner and Future Landlord	1
I am a current or past renter in Petaluma, I am a former landlord in Petaluma.	1
I am a current or past renter in Petaluma, I am a neighbor of an rental unit, Homeowner and prospective landlord	1
I am a current or past renter in Petaluma, I am a neighbor of an rental unit, I am considering investing in rental properties in Petaluma	1
I am a current or past renter in Petaluma, I am a neighbor of an rental unit, I have been a landlord in California	1
I am a current or past renter in Petaluma, Property manager out of Petaluma	1
I am a current or past renter in Petaluma, Property owner in Sonoma Co	1
I am a current or past renter in Petaluma, Realtor in Petaluma,	1

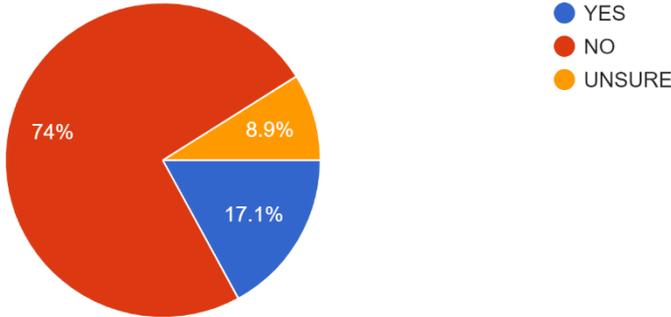
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I am a current or past renter in Petaluma, Soon to be future Landlord	1
I am a labor union representative of workers who live in Petaluma	1
I am a landlord but not a California resident	1
I am a landlord in Penngrove Ca.	1
I am a local business owner in Petaluma	1
I am a neighbor of an rental unit, I do not know if my neighbors are renting or reisent owner.	1
I am a neighbor of an rental unit, petaluma resident for over 20 years	1
I am a past property owner in Petaluma	1
I am a property manager in Petaluma, I am a real estate agent in Petaluma.	1
I am a property owner in Petaluma	1
I am an estate attorney	1
I have several close friends who are renters in Petaluma	1
I'm a property owner and landlord suffering under draconian SF rent control	1
Interested in leaving rental properties to my children for their future	1
Interested real property owner	1
involved in buying / selling real estate invetment properties	1
Past neighbor of a rental unit in Petaluma	1
Property owner in Petaluma	1
Renter in Sonoma, but would like to be in Petaluma	1

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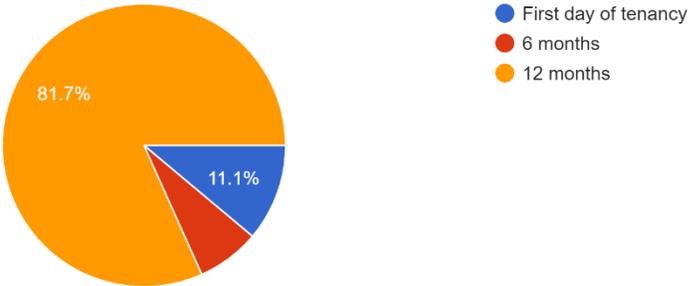
2.) Do you believe the City should provide tenant protections in addition to those in the California Tenant Protection Act (TPA)?

997 responses

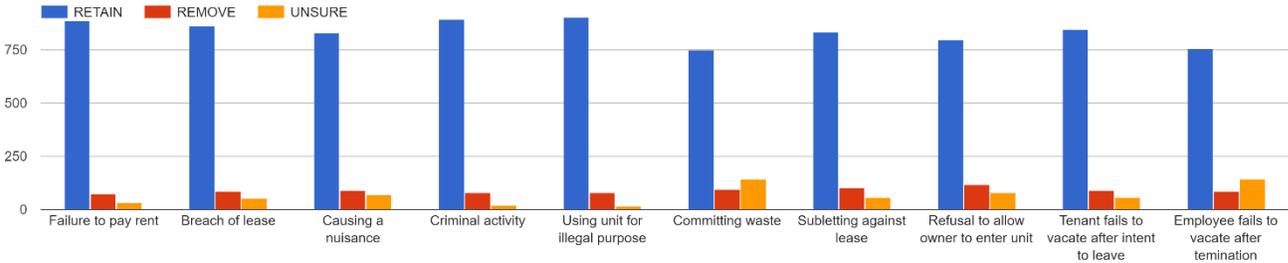


3.) The California TPA provides protections to tenants that have lawfully lived in qualified units for 12 months or more. Petaluma can choose to shorten t...lify for the protections of the City's ordinance?

945 responses

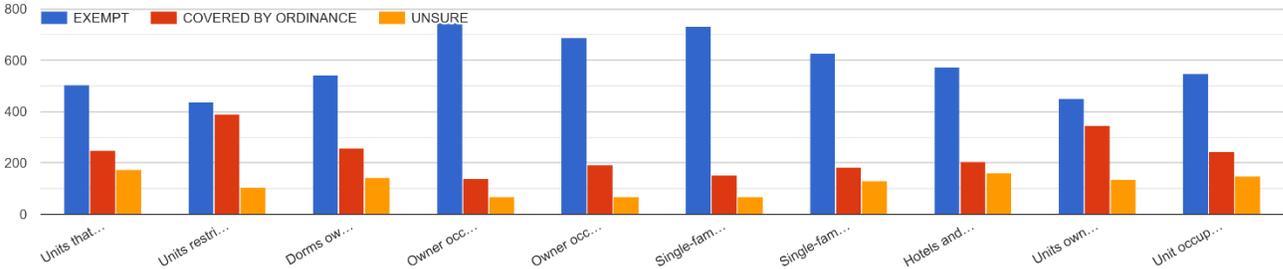


4.) The California TPA provides specific reasons for which a tenancy can be terminated by fault of the tenant. Petaluma can limit those reasons. Please identify which reasons you feel should be retained, removed, or you are unsure about.



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5.) The California TPA provides a list of unit types that are exempt from the tenancy protection rules. Petaluma can remove exemptions which would expand the types of units that would be covered by the protections. Please identify which...rotections, and which you feel should be included within the Petaluma ordinance.

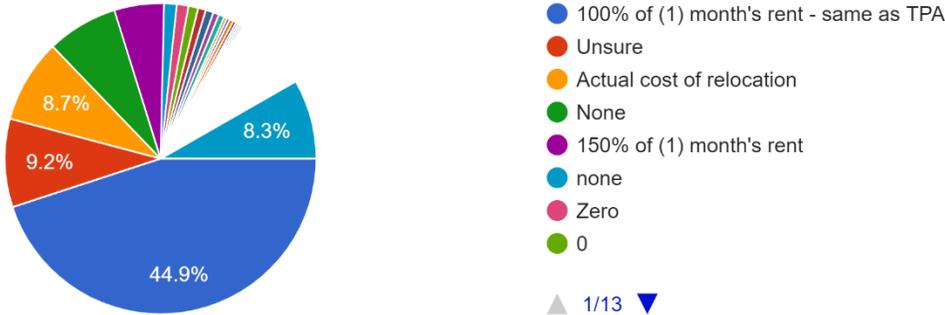


Options for Consideration on Question #5 Above Included:

- 1) [Units that have received certificate of occupancy in the last 15 years]
- 2) [Units restricted as affordable housing]
- 3) [Dorms owned/operated by schools, nonprofit hospitals, churches, & extended care facilities]
- 4) [Owner occupied property (primary residence) & shares a bath/kitchen]
- 5) [Owner occupied duplex (primary residence) & has occupied since the beginning of the tenancy]
- 6) [Single-family homes if owner occupied and leases no more than 2 rooms]
- 7) [Single-family homes if owner is not a legal entity & tenants received written notice that they are exempt]
- 8) [Hotels and transient occupancy]
- 9) [Units owned of subsidized by a government agency]
- 10) [Unit occupied by a tenant property manager]

6.) The TPA rules require an owner to pay relocation in the amount of 100% of 1 month's rent for "no fault" just causes. What relocation payment should be required in Petaluma?

990 responses

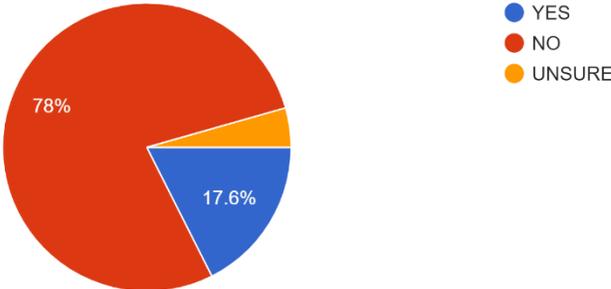


*Note: Of 315 additional comments on question #6, 257 of these gave a variation of the answer "No relocation fees should be paid."

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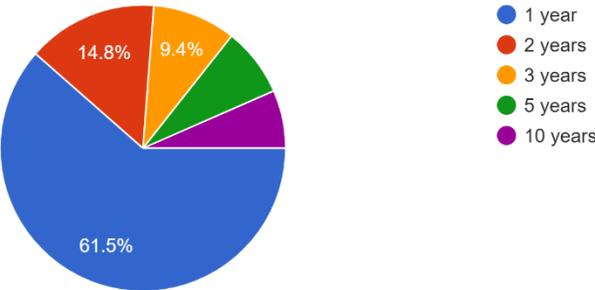
7) An owner should be obligated to offer the unit back to the tenant whose tenancy was terminated at the original rental rate and terms.

997 responses



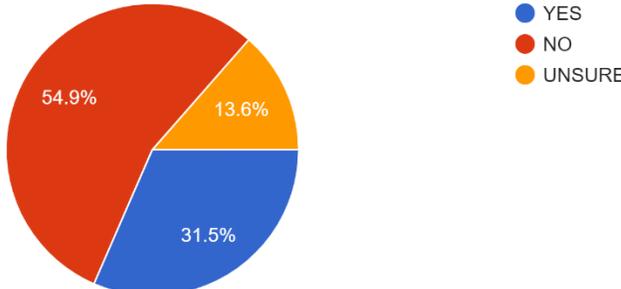
7a.) If YES, then how long should this rule apply following the termination of original tenancy?

244 responses



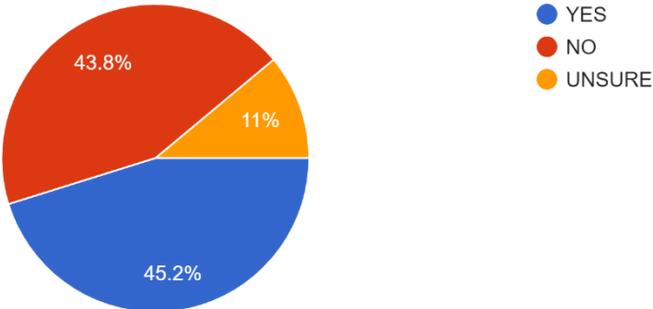
8) If an employee of a Petaluma school or student lives in the unit, should the owner only be able to terminate their tenancy for no-fault just causes during the summer?

996 responses

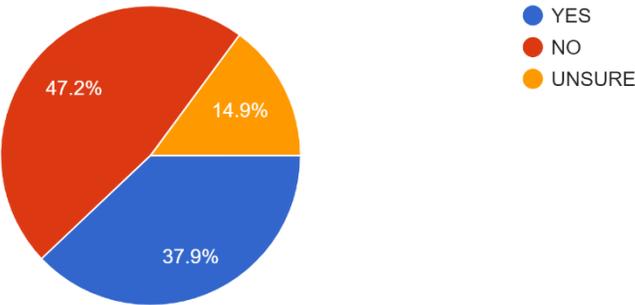


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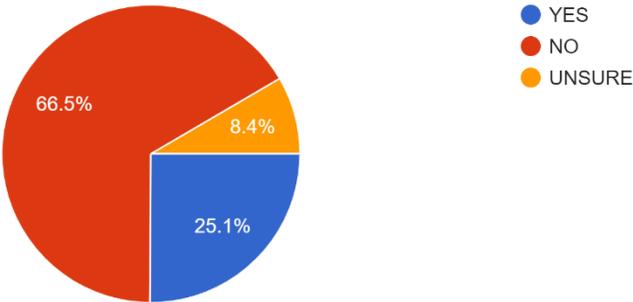
9) Owners should be required to provide all tenants with a notice describing their rights?
996 responses



10) Tenants should be able to recover attorney's fees if they prevail in a lawsuit against their landlord for wrongful termination of their tenancy?
994 responses



11) If an owner is removing a unit from the market in order to substantially rehabilitate the unit, should the owner have to wait to terminate a tenancy until they have the permits needed to begin the rehabilitation?
996 responses



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*Note: the full text of the question above reads: "11) If an owner is removing a unit from the market in order to substantially rehabilitate the unit, should the owner have to wait to terminate a tenancy until they have the permits needed to begin the rehabilitation?"

Final Comments from Survey Respondents (Alphabetical Order)

#10 yes only if landlords can recover legal fees as well
#4 Unsure response: If it's recurring, continuous nuisance, then tenancy should be terminated.
4 and 5 are worded in such a confusing manner. Those answers can be misleading. Petaluma should follow suit with the current California State TPA and not provide any additional "punishments" to landlords. It's sad to see what this will do to the hardworking landlords in our community. I predict (as a realtor) many landlords will sell, which will further cause even less housing for tenants. So scary and sad to be limiting housing at a time like this. As someone who was considering investing in an income property, I will absolutely not consider it if Petaluma extends through July (or permanently). It's too costly and risky to be a landlord under these conditions, and will ultimately hurt the tenants it's trying to "protect" when there are no rentals on the market for them.
4.) The California TPA provides specific reasons for which a tenancy can be terminated by fault of the tenant. Petaluma can limit those reasons. Please identify which reasons you feel should be retained, removed, or you are unsure about. Wording is confusing. I selected "remove" as of to not be limited or protected by the ordinance. -Korin
A lot of people have worked hard for what they have. I don't believe any government should be in charge of what you do with there properties. 13 years ago, I didn't have a dollar to my name. Now I have two homes and a wonderful family. I work hard and don't rely on handouts.
Add to #7 move back in at the rent when the tenant has to move out, plus require a 12 or 24 month lease, as the tenant desires.
For landlords who require that tenants maintain Renters Insurance, landlords must be required to maintain Home Warranty repair & maintenance plans on the rental property.

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Added ordinances would devastate my brother whose source of income is the one single family home he owns and rents out. He's on a fixed income and has suffered two strokes, causing mental and physical disabilities. I could go on and on about all of this. A blanket type covered ordinance isn't the answer. I agree in protections, but these are just to much IMO humble opinion. We've lived here for 40 plus years and as noted, this will force us to sell and look to re invest elsewhere taking the rental off the market locally. We have a great relationship w our tenant, were fine, he's fine. That's how it should work, does work. Thanks very much. PS I'm informed, multiple meetings attended, info.

Adding new landlord/owner unfriendly elements to the existing TPA will cause some owners to sell their property to a home buyer to prevent extra "hassle". The net effect would be to reduce of the number of rental units available. Is that outcome renter-friendly?

Additional tenant protections in addition to state law are not necessary for Petaluma and could reduce available rental units in Petaluma as mom and pops either sellout or the property passes to heirs upon their death.

Affordable housing is a good idea. However, rent control limits the cashflow of the property which reduces the money available to improve the property. At least for the normal property owners who only own a few properties. Personally I never raise rent on a tenant when they live there but bring it back to market rate once they move out. Not a great plan for me but I don't really like raising rent on people. I have found most small property people are similar. Big companies don't care and just raise every year so this really won't impact them much. It will just force everyone to raise every year. Costs are already really high so if rent can't cover the repairs people will do the repairs themselves which might not be safe and might start to create delapidated properties. Of course this will take some years but by the time it's a problem you won't be able to change the direction of that problem as easily. Just my two cents.

All city council members current and pass are asking landlords to do what they would never do. They represent the definition of the word hypocrisy.

All of these additional rules and regulations that the city and state continue to create just choke those of us who follow rules. Our property rights continue to erode away while the cost of living in California continue to increase. It's not rocket science as to why so many people are choosing to leave. It needs to stop!

Attachment 4

All of your proposals are a gross overreach of power. Tennant's have a legal agreement with a contract. Who are you to tell people what they have to do with there own property. Home owners all ready pay exbornant property taxes in Petluma/Sonoma County. Whats going to happen is people will sell there homes and no one will be able to afford to buy them and they will sit vacant. Or corporations will buy them up like they have been and no one will ever be a homeowner. Also most people need roommates once they buy a house. Why should they get stuck LIVING in the same house with a bad person who doesn't pay, clean, disrupts every one's life, the list goes on. For trying to live the dream and buy a house and try to get ahead. I'm 100% sure if you did a real study, most Tennant's are actually evicted because of there behavior or not paying. Than people that get evicted because the landlord feels like it or thinks they can make more money. Also you would be telling people they can't sell there house until the Tennant's are ready to move. Which could be 80 years. With inflation a landlord could never even afford to matian a house over 15 years. That is basic economics. What if the home owner gets cancer or there kids get cancer or some strange medical condition or other unexpected bills. What if they need the equity in the home to pay those bills off. What are they supposed to do just go bankrupt and lose everything they worked for there entire life? This is only thought out from one side. If you manage to pass it I hope you are meant with a better team of lawyers than yours and it is revoked

All rent control is a disaster. It makes renovation almost impossible and takes away property rights that are/should be protected by the Constitution. Look at San Francisco. Limited units because tenants have life time occupancy rights at rents well below market rates. It is especially harsh on owners of only a few units who cannot wade through the huge Rent Control Ordinance and equally dense Regulations. It is a disaster.

All the research shows that things like rent control lead to terrible outcomes for a city and a rental market. It has been my experience that when asking anyone who is for rent control where the data is to support it, the respond with emotional arguments that include few facts. A recent study done in San Francisco has show that rent control leads to higher rents and more gentrification. A simple wikipedia search on the subject shows plenty of information on why it is a bad idea and very little on why it's a good idea. I understand the desire to make rents affordable but the way to do that is to increase the supply and rent control does the opposite. It reduces supply because once someone is in a unit, they will stay for a very long time. It is basic supply and demand. Reducing supply through rent control is not the answer.

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All these rules are all protection for the tenants and nothing for the landlord. Just shorten all these ridiculous rules and just say if you are not a responsible tenant and responsible person and do not abide by the lease and destroy the rented property you are out and the landlord should not have to pay to get move you. The property owner will already have to pay thousands to repair your damage. What's worse the landlord has to pay for them to move and a months rent for some poor unsuspecting landlord to go through the same misery they just went through. After that the same tenant will do it over and over because they are getting a free move and a free months rent everytime they have to move and it goes on and on. People need to abide by their lease, respect the property they are renting and respect people and their environment and if they do they wouldn't be asked to leave. The landlords need to take care of their properties, respect their tenants, not overcharge and do repairs, that are the rules needed short and to the point. I've been a renter and a landlord although it's been made to hard to be the latter so I am now living on social security only because I can't afford to be a landlord anymore. It's hard but better than the alternative.

An owner should have more rights to their properties decisions than a tenant should. Soon there will just be empty homes sitting on the market and many homes will be sold because there is no advantage to owning a property that is governed by everyone but them. If you are giving everything away to a tenant let them buy their own home. If there are no rentals available, where will the non homeowners live? Has everyone lost their f*^king minds?

As a current renter, I feel my land lord is fair. I don't think we need to over engineer everything when TPA for CA seems fair. I'd like to be a land lord some day and would not want to come under these type of severe regulations that make everything in the tenants favor and nothing the be fair to the land lord.

As a homeowner I have been disappointed in Petaluma's protections that have caused nuisance renters to harass our family and neighbors without consequence. As a potential property investor, I am terrified to buy in Petaluma and rent because of the restrictions I see as limiting my rights over my investments in order to protect someone who feels entitled to and enabled by the City to treat my personal property however they like regardless of impact on owner/neighbors/community/the law based on protections that give them free reign to do as they please. The thought of someone being allowed to hold an investment hostage at the detriment (and expense) of the owner's financial well being (including not pay rent, damaging property, or act in unneighborly ways) ultimately compromises the charm and integrity of our community. I am lean left, but the proposed protections are overstepping and punishing Petaluma's middle class.

As a landlord I feel that my rights don't matter. Not every landlord is trying to take advantage of their tenant. I offer clean, safe and affordable housing but if I need to take my property off the market, I will have a good reason for such and I don't feel I should be punished for doing so. How about my rights regarding lousy tenants. Are those tenants going to pay for the deliberate damages they have done? No or course not. So no matter what the landlord pays. Bring common sense back to the law.

As a landlord in another Sonoma County city, it seems as if these rules discriminate against landlords like me who have one or two properties. There should be more balance.

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As a landlord to one single family residence I find these new guidelines to be very one sided. We are great landlords and have given our tenants a very nice place to live at well below market rate but if this passes we will be selling. Although our tenants are great not all are. We won't want to take the chance of getting a tenant we may not be able to evict or have to pay their relocations costs.

If you're trying to get more housing for people this isn't the way to do it.

As a landlord, the most likely outcome of reading all this is that my tenants rent goes up by the maximum this year. I have been lax about raising it since they are good tenants and treat the property well, but now that I know that I am limited on how much I can raise it in one year, the risk of getting too far behind, and not being able to catch up is known. Now I have to start catching up.

As a landlord, who is very fair with tenants provides under market rate rent, etc. you are incredibly limited in being able to do some thing about a tenant who is purposely using the system to their advantage. We currently have a tenant in Rohnert Park who every 12 months makes a complaint using an attorney so that we cannot increase his rent as that is then considered "retaliation". His rent in a two bedroom, one bath, non-section 8 Duplex is currently at \$1,350. The unit that is exactly the same in front of him rents at \$1,850. The only difference is the Tenant , one is using all the protections that are meant to really help tenants in a situation with bad landlords to his advantage in this situation, where there is no bad landlords. He just does not want to pay a dollar more for his rent EVER. Both are under market but the tenant I'm referring to has been living there for 15 years and in his mind he owns the unit. He literally wants to buy the unit from us but can't afford to do so. So, instead, he has used a system that is set up to be fair to others to his advantage. Please be careful in what monster you end up creating. And funny enough the city of Rohnert Park wants nothing to do with this situation. The tenant is not allowed to step foot at City Hall. They have told us multiple times that there's nothing wrong with the unit yet they do not want to be talking to attorneys. So long story short, we are stuck with a horrible tenant and cannot do anything about it. We are having to pay out of pocket every month to cover that mortgage. So a city wants to be fair and create good rules (we are all for that) great well, then, when a tenant is doing crazy things to create havoc , they should then jump in and help.

As a past renter and current owner of multiple rentals in Petaluma it is disappointing the direction that the city is heading with pushing further tenant protection laws. While I am in favor of creating nice living situations for tenants , it appears that these new regulations only strip the owners of their rights. Creating additional tenant protections will have an adverse affect on the rental market in Petaluma. Nobody will want to invest if their are unfavorable laws for owners. Lots of risk and no reward doesn't sound like a good place to buy a rental property . I can't imagine after all of the hard work and money I have put into these places that I would be forced to still rent to tenants that don't treat the property well or don't pay rent in a timely manner. In contrast to what most tenants think, the majority of owners are not rich and so have a surplus of cash to front extra costs. There lots of money that has to be put aside for potential expensive repairs like a roof and ongoing maintenance. In summary I don't recommend these additional laws that tie owners hands

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As a person with only one rental property, there should be special exceptions for landlords who are struggling.

As an owner of a property, I would also want protections from people who do not take care of that property. Being obligated to re-rent to someone who has proven themselves not to be trustworthy in use of the property seems unreasonable. There needs to be a mutual respect and duty of care from both parties: owners and tenants.

As an owner of rental property, I feel I should be able to do what I want with the property whenever I want. I saved to purchase the property, I make the payments and pay property taxes. I am a good landlord! I take care of repairs immediately as needed. I would not ask a tenant to move without just cause! No government has the right to tell me how to rent or manage my property! If my rights are infringed upon I will sell the property and the renter can either purchase it or move! My property-my rights!!!!

As one who has spent much of their adult life as a tenant - be it an apartment, house, or roommate situation, I have been on the receiving end of an abusive neighbor. I have opened up my door because of disruptive activity only to find myself looking down the barrel of a rifle - with my daughter present. I have woken at 4 a.m. by the drunken roommate playing loud music and crashing into walls because he can't stand up - urinating on the walls in the bathroom because his aim isn't so great... I've had the neighbor that had questionable activities going on in their home 24/7. Receiving guests that looked like convicts visiting for 10/15 minutes, and then leaving... In each of these instances there were complaints submitted to the landlord who acted accordingly. Whether it be an immediate eviction, or a simple warning, it was ultimately the landlord that was responsible for the illegal or disruptive activities of their tenants. I personally feel that these proposed tenant protections don't protect people like myself, or the landlord. If these situations can not be dealt with in a timely manner then I'm the one that has to look for another living situation? And the landlord is stuck with the offending tenant? What's wrong with this picture?

Balance is the key here. Neither landlord nor tenant should be a slave to the other and fairness should be the rule, not the exception.

Be acutely aware of the potential / likely unintended consequences of many current rentals being sold to owner occupants, thus decreasing the total number of rental stock in the city.

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Being a landlord in California has become a terrifying thing. I know of many people who are looking to invest in income properties out-of-state, and I know people (myself included) who have considered purchasing income property in the area who are now choosing not to. The harder you make it on landlords to deal with problematic tenants, the fewer rental properties will be on the market and the more rental prices will go up.

I also believe a lot of tenant protections are considered under the premise that landlords are inherently rich and tenants are inherently poor. This is a false premise. I grew up with parents who inherited enough to own rental property, but we were never wealthy. Putting these oftentimes extremely expensive measures on landlords can be an overwhelming burden that many landlords simply can't afford.

And while I do believe that tenants need protections from unscrupulous landlords, I see this ordinance as being very one-sided. What about the landlords rights and needs?

Final thought: Be careful what you wish for. There are many unintended consequences and potentially severely negative impacts of an ordinance of this type. Consider both sides, and recognize that if your regulations make things too onerous for a landlord that they will choose to take their investments elsewhere, which would not be a good thing for Petaluma or for California.

Both owners and tenants rights should be protected equally in order to ensure the continued supply of rental units in Petaluma. I have been on both sides of this equation and feel if we make it too difficult for owners they may pull units such as ADUs from the market.

By passing any of this, you are going to cause most landlords to sell their rental properties, which will only drive rents up. Landlords will always figure out who they are renting to and will discriminate on students and teachers. I know you think you are helping tenants, but shrinking the unit supply and making everyone live in a \$3,500 apartment complex helps nobody, other than the developers who are building massive complexes. Be careful please. Getting votes for reelection is not worth driving our tenants out.

By reducing landlord rights to control their property the City of Petaluma will ultimately reduce the number rental units in our town and drive up rents. Why would anyone want to own a rental property they don't control. The City council is misguided on this issue and if this new ordinance passes you will hurt those who rent their homes.

CA already has strict regulations. All you are going to do by making them stricter is force owners to sell and then there will be fewer rentals available. Petaluma is a nice place to live, but the City is intent on ruining it.

CA already has substantial protections for tenants; making them more onerous will drive owners to withhold renting properties and make the housing shortage worse.

CA is overly liberal to the extent that they are forcing people to leave the State due to excessive taxes and laws. I am one of these people. I can no longer afford to live here, but Petaluma seems to be trying to outdo the excessiveness of the State to the detriment of its taxpayers. Lately, everything Petaluma is spending money on doesn't make life better for the people who actually provide that money.

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<p>Calif. State wide tenant Protection Act is already in effect and provides significant protection to residents. What about protecting the landlords when the tenant wrecks the property and it takes thousands of dollars to fix up. Please stop going and messing it up it's working just fine how it is now. I've worked to hard for you people to think you can make all the rules and the landlords don't have a leg to stand on.</p> <p>I Don't like what you want to do.</p>
<p>California already has protections for tenants. Property owners should be a respected and protected part of the Petaluma community because of the services we provide with housing and property taxes.</p>
<p>California has enough law no need to extend these laws.</p>
<p>California has some of the strongest tenant rights. Let's leave them at that rather than add more unnecessary laws and rules and court cases. And instead work toward increasing home ownership percentages in the city. Which all of these proposed laws would likely discourage home ownership for primary residents and people Renting out there property. It's a loose loose for the community as a hole. Also if an ordinance is good for one group of rentals it should be equally applied to all rentals.</p>
<p>California provides some of the strictest tenancy laws. There is no reason for Petaluma to go above and beyond these protections. Please don't turn this beautiful town into San Francisco, where tenants have the majority of the rights and property owners who pay the lionshare of the city taxes have the least. Continue to provide incentives for property owners to provide rentals to make this town great, not to disincentives them from doing so.</p>
<p>California rent controls are sufficient. Ellis Act only entices property owners not to maintain or upgrade their units as they should. Landlords are not financially responsible for their tenants and should not be made to pay relocation costs. Often times the landlord is also suffering financially and these laws are punitive towards landlords. This will bring property values down for landlords and investors will have that incentive to purchase investment property elsewhere.</p>
<p>California TPA already provides tenant protections. I will sell my property if Petaluma passes more restrictive landlord ordinance.</p>
<p>California TPA has ample protections for tenants. There is no need for Petaluma to create such an expansive, simply extend the TPA which is fair and more balanced.</p>
<p>Californias already has adequate rent control. By imposing new rules on landlords people will sell their properties rather than deal with the extra bureaucracy.</p> <p>I own a single family home I rent out which is now vacant. Because of this ordinance I now plant to sell it too an owner who will occupy it so you now are losing bone more housing unit!</p>
<p>California's statewide Tenant Protection Act is already in effect and provides significant protection to residents.</p>
<p>City of Petaluma does not need a Petaluma Tenancy Ordnance the California TPA is enough.</p>
<p>City of Petaluma should have Landlord or Certified Property Manager on the board. Currently the owners/landlords only have two rights, 1. Tenants to pay the rent on time. 2. Tenant to take care of the property. Tenants have all the rights! Please tell the City of Petaluma they have taken away enough of our property rights!</p>

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Current tenants rights are working. Restricting Landlords rights on their properties will counter Petaluma's property market expansion, and in fact reduce the city's rental stock. For instance, asking landlords to pay for waste is outrageous and should be legally claimed back fro the tenants. This will not be in the to the benefit of the city either financially or growth wise in the community. Many small businesses rely on the rental market for maintenance issues that arise. Not all landlords are wealthy, landlords have rentals as investment for later years. If these restrictions become viable, again, the city stock will reduce, not expand. Leaving the city with yet more housing issues. The city should not constrain investment in its community, which is what is going to happen.

Dear City Council,

Please do not extend or expand the additional Tenant Protections. It will drive landlords that own only one or two units out of the market and in the long term will increase rents (as landlords will get additional insurance, require more legal help, driving cost up).

For us, it is particularly important that if our situation changes, we should be able to sell the unit. Although in theory that is possible under the new rules, in practice it isn't if the unit is still occupied, no staging is possible, no fixing/painting etc. is possible, and the new owner would have to wait until they can move in - which would exclude any buyer that requires a loan (most loan requires the buyer to state if they intend to use it as a primary residence and requires them to move in shortly after buying). This will significantly limit the ability to sell and the sell price.

California tenants already have quite a few rights and protections. I would suggest focusing on providing the appropriate information to the tenants. If landlords are required to do so, please make it simple - for example in the form of a URL we can provide. Otherwise, we could be simply violating the rules by providing incomplete or perhaps outdated information.

I should mention, that the fellow landlords that I know here in Petaluma, are like my wife and I. We treat our tenants with the respect and flexibility they deserve. It's in our best interest to keep the property in good condition and keep our tenants happy.

If the city votes to keep the rules in place or even extend them, I hope you consider making an exemption for people like us who only have one or two properties and do not have the resources that larger companies have.

Thank you for reaching out and thank you for your patience evaluating all the voices of our community.

Wilco

Do not make landlords more restricted or more opportunity will continue to leave.

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<p>Do not punish the home owner that has been fair with rental costs in the past.</p> <p>I could not respond to # 4 or # 5 questions as the email would not respond to this computer.</p> <p>#5 remove single family rentals</p> <p>#4 retain all the stated reasons for termination of the renter's occupancy</p>
<p>Do not step into the american dream to be free to manage their own assets! Over reach by government wit cause backfire to extremas to shift. Marxism is 189- from 100% Capitalism None are good and Marxism is the total totalitarian ! Do not cross the line please .</p>
<p>Doesn't the property owner have rights? Taking all the risks and then being told how to rent their property terms and conditions.</p>
<p>Don't squeeze landlords</p>
<p>Don't turn this city into San Francisco which has a failed rental market resulting in substantially higher rental rates. Overly burdensome rental laws dramatically reduce housing supply.</p>
<p>End any owner / mortgage forgiveness that was enacted during COVID.</p>
<p>Enough is enough. We have a state law. Let it work.</p>
<p>Everyone should be worry safe with rent protection</p>
<p>Expecting some balance in these protection laws. I can understand these laws are created to protect the tenant from a bad landlord. but I dont see anything to protect the poor landlord from bad tenants. Most of the landlords are having one or two properties and they are using this earning to protect their families. Adding more and more constraints to the landlord will make them to sell the property and loose all the money in Federal and State taxes.</p>
<p>Extend the notice for long term tenants from 120 days to at least 6 months. Long term tenants may have to leave the area or state which takes more time. Finding suitable replacement rentals during the holidays is also hard due to low inventory so 6 months helps balance that. Housing security and stability help Petaluma maintain its culture and the citizens who have invested in making it their home.</p>
<p>Find a balance for Owners & Tenants - it needs to work for both</p>
<p>For development and renovation of multifamily units the process is best served in a fare market situation. Too many restrictions lead to poorly maintained properties.</p>
<p>For individuals who are renting out a single home, or a single apartment that they own, the rules should be less stringent.</p>

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<p>From a landlord's perspective the TPA is unfair to those of us who own single family homes and have been renting fairly for years. Not to have the right to end a tenant's lease for any reason after it expires and having to essentially pay the tenant a month's rent is insane and ridiculous. On top of that allowing the tenant to surprise the landlord with an "emotional support animal" that is not considered a pet after signing a lease which specifically states and agrees to "NO PETS" is beyond unfair. Will make me consider selling my property making the housing crises even worse.</p>
<p>Further restrictions and requirements on single family rentals will force landlords to cease providing these units for rent.</p>
<p>generally exempt single residential owner landlords</p>
<p>Had the City considered the possible ramifications that may occur by these authoritarian measures such as 1) number of rental units/rooms significantly decrease making it harder for a segment of our community to rent homes 2) older citizens and lower incomers who rent rooms and because of these ill thought out policies may have to suffer from non paying, disruptive, threatening roommates for years 3). Families forced into over crowded high story dwellings because the rental properties went away with no back yard and no room for the number of members in the family.</p>
<p>Homeowners have a hard time as it is in Sonoma county paying their mortgage. Giving tenants more "rights" only hurts the landlord who in the end may lose their home if their tenant doesn't pay their rent. If a homeowner needs to raise the rent, they should be able to. 10% yearly cap already gives tenants stability. A landlord should be able to charge what they need to a knew tenant. Sonoma county doesn't know how much that owners mortgage is. Homeowners deserve to have the ability to manage their properties at their will. Local government only cares about tenants when they need to worry about the landlords livelihood as well. If tenants want "safety" they can live in company owned properties who won't lose if their tenants don't pay rent. Also, these rules will only cause Sonoma County to have less privately owned rentals which will drive residents elsewhere. Owners don't deserve this. They've worked hard to own homes in this area; the pandemic didn't only affect those renting.</p>
<p>Homeowners who have single rentals should not be subjected to unreasonable additional restrictions beyond the state mandated TPA</p>
<p>HOW ABOUT OWNERS RIGHTS? MAYBE THE CITY ITSELF SHOULD BECOME LANDLORDS. MAYBE IT IS TIME TO SELL MY RENTAL TO A HOME BUYER.</p>
<p>How about some homeowner/landlord protections, so that people don't sell off all of the single-family rentals around town when it becomes to risky and troublesome to rent them out, in the end negatively affecting... the renters.</p>
<p>How are you sure that ony Petaluma landlord/tenants are filling out this survey?</p>
<p>How do plan to ensure the integrity of this survey being limited to landlords/tenants in Petaluma only?</p>

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I also think that Petaluma needs to look at it's rental prices and practices. I owned a home for 20 years and had to sell to a divorce and could not find a rental that i could afford or a property management company that would rent to me without "renter history". They all told me I didn't stand a chance and that i would need to find an apartment that cost as much as a house to establish renter history. Rents in Petaluma are forcing all young graduates to leave the area.

I am 100% against punitive action toward landlords. Landlords should be fair and honest and considerate but if they give notice to vacate for a reasonable cause the tenant should comply as it's not their property. The fact that property owners had to pay the Mortgage on a rental property as the tenants lived rent free really infuriated me. Don't punish landlords that are honest and hardworking people

I am a landlord in another city, so I am looking at this with that perspective as well. There is a balance to be struck. One issue is tenants not mentioning needed repairs or upgrades because they are concerned the landlord will raise the rent or try to remove them. Other issues are AirBnBs and ADUs (probably both beyond the scope of this discussion).

I am a very fair landlord and am seeing private equity put a lot of stress on tenants. I need certain eviction rights in the very rare (but extremely financially hobbling) cases of unscrupulous tenants who know how to work the system. The tenants do need protections against evil landlords. I'm not sure how to best do this.

I am all for doing what's fair and reasonable for a tenant by giving adequate notice, etc. but much the most recent incarnations of tenant rights is completely unreasonable. It seems the landlord who made responsible decisions and worked hard to purchase the property should have more ease in choosing what they want to do with THEIR property that THEY own without having their hands tied. 60 days notice or even 90 days notice required... I can get on board with that. But when a landlord decides to sell their property or have their family member move in to their property, their hands are tied by these unreasonable tenant rights. Scenario... I'm a landlord and my daughter's house burns down in a wildfire or some other tragic story and I want my daughter to move into MY property ASAP. It could take 6 months, a year or more, lawsuits, expenses for me to pay for the tenant's next chapter in life. That's insane... Who owns the property? I thought the person on title owned it, but with the way these laws are, it doesn't seem like it. I'm ready to buy my first investment property in 2023 and my wife and I are planning to invest out of state based on these laws. Thanks for listening and for considering an alternative approach.

I am an owner of property in the Petaluma City limits. Are all those who are responding landlords or tenants in Petaluma City limits or are they located anywhere and distorting the results? Important fact to know.

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I am fully supportive of making sure that all Petaluma residents have access to affordable housing. That being said, I feel like CA TPA and any follow on ordinances from the City of Petaluma is simply the State, County, City shifting the housing crisis burden to law abiding, tax paying home owners. We already pay a tremendous amount to live in CA. The fact that the State has passed legislation over many years that makes it extremely difficult to build new housing is not something that individual home owners can correct. This is one more band aid that makes 'us' feel like we are protecting the rights of tenants when in reality what we need is legislation reform to remove existing barriers and ensure affordable housing can be built more expeditiously.

Separately, I would like to sincerely thank the City of Petaluma for holding the recent forums you held to help the community fully understand this topic and then following through to solicit our feedback.

I am in a transition stage of my life. I attended the zoom and live session to gather information so I could make a decision on whether I wanted to rent my home or sale it. If the City adds their own PRT on top of the State's, my property will not be included in Petaluma's rental market.

I am looking forward to a LPA (Landlord Protection Act) from the State of California!

I am neither a renter nor landlord but you should be careful as to the consequences of too much control over business property as this may reduce the rental stock and/or number of owners wishing to invest in rental property. I would not buy rental property if the government has restrictions that make ownership undesirable from a financial OR from a legal standpoint. Restrictions also may well have a negative impact on rental housing construction.

I am renting out my elderly moms home so she can pay for her board and care. The tenant laws make things so awful and hard. We aren't all slum lords. Owners of homes also need protections.

I am very annoyed that our Governor let illegalals come in by the millions and we have to pay extra for them and you have the nerve to want us to cover their big mistake to socialism. We are fair to our tenants and keep our place up to good working order. keeping up the yards and everything. This year I need to put on a new roof and cut down a few trees. to keep things in order. Let Mr governor pay for their needs in his new apartments. I do not remember us voting on these new rules they want. The rules they have now are plenty good as they are.

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<p>I believe investors will not want to purchase Single family residences or 2 to 4 units in Petaluma, if their property rights are taken away. They will chose to invest elsewhere and there will be less SFR or 2/4 units available for rent for families that need larger homes. It will change the fabric of our community with apartment living. My husband and I are real estate agents and we will no longer invest in real estate in the Petaluma city limits and have moved out of town. We will no longer recommend to our clients to invest in Petaluma because of the restrictions placed on owners because of the Ordinance. If the city's goal is to have homes available for tenants to rent, these restrictions will do just the opposite. As investors leave Petaluma so will available rentals. Furthermore,, owner occupants will chose to buy in the unincorporated areas surrounding Petaluma or other cities (as we have) because owning a home in town limits your property rights should you ever need to rent it. As Realtors we will need to disclose the Ordinance to all future buyers and recommend they seek legal counsel because it affects their ability to buy, to sell, or to rent property within the Petaluma City limits. The California TPA protects Tenants. Further restrictions placed on property owners will only deplete the rental market and cause higher rents due to the lack of rental inventory as more investors pull out of Petaluma. It will change the fabric of our community in the long run as more families are pushed out of town due to the lack of single family homes, or 2-4 units for rent.</p>
<p>I believe that the City should be taking steps to encourage more housing in Petaluma (affordable and otherwise), and these types of restrictions (especially when they are one sided in favor of the tenant) actually work to restrict the supply of housing and in the long term exacerbate the issue of lack of affordable housing.</p>
<p>I believe the one of the reasons there is homelessness is rental units are changed to airbnb. I think we need to limit airbnb units converted, especially if the unit was previously a long-term rental.</p>
<p>I believe the original ordinance is far too restrictive. You are going to end up limiting the rental inventory and causing more harm than good.</p>
<p>I believe there are bad landlords and tenants, the city of Petaluma should have ordinances in place to protect both sides. Landlords should not remove properties to just hike rent costs up. Tenants should follow the rules as long as spelled out for waste, subletting, etc. And overall the costs of housing should be kept affordable for everyone</p>
<p>I can only see this causing more issues with the rental market. By restricting owners ability to protect their homes and investments, it will cause owners to sell rental properties taking them off the rental market. This would not only will this negatively impacting our communities ability to provide housing and build wealth.</p>
<p>I do not think that there should be additional rules in place other than those CA rules already place. Rent control has not worked in SF. The restrictions have added many previously unforeseen problems. Unscrupulous landlords should be held accountable but this blanket TPA is going to discourage future rental units.</p>
<p>I don't believe Petaluma should be adding anything to the California Tenant Protection Act.</p>
<p>I don't see any problems in Petaluma.....Leave rules alone and let temporary ordinance expire</p>

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I don't think any of you would like to live by a rental that the owner does not have the right to check out the tenant before renting to them and who is going to sublease from the other tenant and has garbage build up and noise ect. The city should not have the rights to tell a owner how to run their rental.

I expect that a "Legal Entity" does not apply to a family trust, such as the "Janice & Dennis Family Trust."

7A. If #7 continues, I would expect two conditions: 1) the tenant who wants to return must tell the owner within 10 days of receiving notice that s/he/they will sign a rental agreement within the next 7 days for a rental period to begin within 45 days or on a date mutually agreed. Rent is NOT what it was in the past if a unit has been rehab'd. 2) Failure to pay the first month's rent and security deposit 5 days prior to moving in will void the agreement and the tenant forfeits the right to occupy.

My reasoning: If the unit comes back on the market and the no-fault tenant chooses to return in 4 months or 6 months or 12 months, the owner must then evict whoever is the current tenant. You certainly can't expect an owner to hold the unit empty for a long period so a no-fault tenant can return.

9. This would open a can of worms as tenant rights change. Perhaps a notice advising that tenant rights info is available at the City of Petaluma. Owners could add that to a lease or rental agreement language.

NEW: Owners of two or fewer rental units are exempt. If they own more than 2, they can choose which two units will be exempt.

NEW: Allowing an owner to sell because of the need to move into assisted living or have home care, both of which are expensive and the owner may need to sell. Also allowing an heir to sell rental property.

COMMENT: We've made it easier to create an ADU. If the owner lives on the property, the ADU should be considered as a shared rental and should be exempt from the Petaluma TPA.

I feel if these changes are made and there are too many unreasonable restrictions put on landlords it will become a lose lose situation and there will be fewer Rentals available and it will drive the price even more.

I feel like tenants have more rights than owners do already.

I feel that the simplest way to find middle ground between protecting tenants and protecting non-corporate homeowners is to keep the Single Family Home exemption in place. Thank you!

I generally think it's overreach for a small town government to add to State regulations. I have no trust that local government will be fair and unbiased in their application of the regs and their energy should be spent on improving Petaluma not enforcing their own set of rules.

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I grew up in this town and I feel this is foolish. I believe this will make rents go up. It also feels like people are being babied and not held accountable. The question that hit most was having someone else pay to relocate you. Come on! My single parent mother in Petaluma rented for years and we always got by and moved as needed. Adults need to be adults stop trying to step in. This will cause rents to go up and that's common sense.

I have 2 master's degrees and am studying for a doctorate, and I found these scenarios to be very difficult to understand. I suppose that's because these laws under consideration are complicated, but it was near-impossible for me to imagine any actual situations that most of these were describing (except the teacher/summer one). I probably should've gone to the meetings/watched the video, I just answered this cold. These are complex things, apparently. I guess I'm wondering how many tenants are going to be replying to these questions compared to those with greater financial resources (landlords/investors/builders)

I have a young family with 2 little kids. We took on a great risk and moved to the east coast where we'd never been in 2021 for work without knowing for certain if we were going to like it here or stay long-term. Therefore, just in case things don't work out and we have to move back, we kept the house in Petaluma and rented it out while we tried to figure out if we could stay here long-term in North Carolina. Now one and a half years later, we feel secure enough in this new place and want to settle here in an area with good schools. Therefore, we decided that it is time to sell the house back in Petaluma, hopefully by the end of July. To our surprise, there's this new overreaching tenant protection ordinance in place in Petaluma that prevents us from selling our house for at least a year (one of my tenants is over 62 years old).

Number one " This is causing substantial financial and other consequences for my family. We are in need of funds to buy a house in North Carolina in a competitive housing market. We are hoping to find a place before the next school year begins. Additionally, we had not been able to support my ailing parents as much as we would like because of our move across the country, and we were finally going to be able to set aside a fund for their medical needs using part of the proceeds from selling our house in Petaluma. Now with this ordinance, not only were those plans flushed down the toilet, but also we will have to shell out 1.5 month of rent as relocation assistance to the tenants (\$5,400!!), and will highly likely have to suffer another major financial setback from having to pay around \$40,000 in capital gain taxes on the sale. We must sell the house by May 2024 so that we can meet the primary residence exclusion requirement that waives taxes on capital gain. If the tenants move out 12 months from now, it will be February 2024. There will be work to do to prepare the house for sale, and no one knows how long that work will take or how long it will take to sell the house. My wife and I are both working really hard to make ends meet between supporting our growing family and our aging parents. We will have no choice but to take legal action against the City of Petaluma for forcing my family into financial chaos because of the questionable passing of the ordinance. Speaking of

Number two " Why was there no public outreach about this? Are you all just making whatever rules you like without allowing any or sufficient time and outreach for collecting representative public input from both tenants and owners? My property manager told me that the property management community and owners at large in Petaluma were not aware of the ordinance or opportunity to provide comments and input before the ordinance was put in place. This means that the city government did not do their job. YOU did not do your job. As

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a result, we are completely blindsided by your incompetence or political agenda or whatever BS you got cooking up, and are now having to deal with the consequential setback of our plans on the other side of the country. Shame on you.

I demand that you exempt single family homes from the ordinance right away so that you don't throw my family's lives under the bus. We are not wealthy by any standards; my wife and I are two hard working parents doing our best to take care of our family. My tenants are highly capable individuals with high income and credit scores (which is why we rented our home to them in the first place). I am sure they can find housing options in a reasonable amount of time, not 12 months! Finally, have you even thought of the possible negative consequences of your ordinance where elders/teachers/renters with kids in school will have a hard time finding rental units because owners do not want to be bound by these rules? Please do your job, listen carefully to representative input, and be fair. Cancel this ordinance or exclude single family homes immediately.

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I have been a landlord for 23 years in Petaluma. It used to be enjoyable, and I had great relationships with every single tenant. Our rents were usually 25% under market. Then rent control began being discussed in Santa Rosa, and I realized I needed to raise the rent closer to market rate to protect ourselves if it came to Petaluma. Now that the state has passed rent control and just cause eviction, we have moved away from personal and friendly relationships with our tenants, and the rents are very close to market rates. We did not have a single rent increase for 8 years at our triplex. That will never happen again. Some of the Petaluma City Council members may think this favors the tenants, but how foolish they are not realize this favors nobody. It creates huge costs, complications and risks for landlords, but it is about as anti-tenant as you will ever find. Landlords will raise rents to the maximum and the quality of units will decline, I have already scaled back elective upgrades that really aren't essential, and most landlords will tell you they will do the same. No more energy improvements. No more new appliances if a used one will do. This is basic economics, when you create disincentives for landlords to continue to provide their product, they will either move out of the market, or the quality of the product will decline. A bit of economic education would be good for any city council members prior to casting a vote for this ill-conceived proposal. But if you want to save some trouble, just ask Councilman Mike Healy, as I believe he has a degree in Economics. In my 23 years I've never even considered evicting a tenant, and I could name 20 fellow landlords in this town, and NONE have ever done an eviction. This is absolutely the last thing a landlord would ever want to do. How necessary can increased eviction protection be when so few evictions actually happen in Petaluma? I hope the council members will come to their senses and understand that landlords, especially the Mom and Pops, have put their heart and souls into their properties, taken large amounts of risk and incurred massive sacrifices in their lives to purchase and provide these properties as rental units.

I have been paying taxes in Petaluma for more than two decades, what in the actual fuck are you doing here?! If I want to rent my house, that is my business. If I want to stop renting it, that SHOULD be my business. If my tenant is abusing my home, I SHOULD be able to terminate the agreement that THEY broke. Stay out of my house. You are ruining our town with this line of thinking. This is America not a socialist community! PS, I am a registered nurse and a democrat living in a REPUBLIC. What about MY rights with regard to my private property that I have worked my entire life for? Shame on you!

I have had 2 estate homes destroyed by squatters (not tenants) after the owners died. These were single family residences occupied only by the owner. The homes were trashed before evictions could be carried out, thanks to our laws protecting tenants.

Attachment 4

I have long been critical of the way that our City Council and City Planners function. I have seen 40 years of expansion and sprawl of housing without the forethought of building infrastructure or public transportation to support the increase in population and number of cars that increased housing brings. This proposal is putting a bandaid on a problem that requires a different set of remedies and it places a huge burden on those who own maybe one or two rental income properties. It will push those people out of the market and make it only feasible for the very wealthy to hold property. That seems to be the American way. Many of my friends and co-workers moving toward retirement are looking outside of the county and outside of the state to retire. We fifty something and sixty somethings cannot afford to retire here in Petaluma even if we own property. Again, I say this is not the answer. We are no longer in a Pandemic. Put in low income housing. Do Not put in high end apartment buildings that will be rented for thousands per month (I'm referencing the new building on Petaluma Blvd. North where the carwash was removed). That does not help the people you are trying to protect. Expand public transit so we don't congest the freeway with automobiles spewing gas fumes. The freeway is already congested every day of the week in 2022/2023. Expansion of the Smart Train has been stalled. It should be expanded and it should be subsidized. If a renter needs rent controls and extensive protections, they probably can't afford to maintain a car or fill the gas tank. Right? That means they can't afford to pay \$15 to ride the Smart Train. They can ride a bus. We have a city transit. I know that when I looked into that for my sons to ride to SRJC, it made their travel time 3x longer. I can't speak to the Petaluma transit. Hopefully it's better than that. Low income housing controls the rents, protects the tenant, is subsidized by the taxpayers as a whole (not a small group of property owners). What happened to that idea? Is that too difficult to fund, run through city council, have a group of people agree upon. Undeveloped land is far too valuable and sought after by the developers to use it for housing that would protect these very people that you are eager to protect. I'm very curious now about what protections are in place in the low income housing on Washington St., Petaluma Blvd., Payran St. Thank you for your efforts and your desire to help people. This is the easiest way to do it, but it isn't the right way (in my opinion).

I have never found it good for anyone when government gets too involved in our lives. I really think this thing you're doing is going to make it more difficult for me to continue to rent here in Petaluma. You are basically forcing my landlord to release control of his own property. I want to purchase investment property for my retirement, but with this going on, I'm really looking at other avenues. Again, government needs to stay out of our lives.

I have owned property in Petaluma for over 30yrs. I have paid taxes to the City, County and State. I will be moving back to Petaluma due to Health reason, if this proposal is passed I can not afford to move back in to my home. What the Petaluma City Council is doing is a disgrace and insult to the Rental Property owners. The survey is an entrapment. The people that put this survey together should be removed from office. I disagree with the new proposed law and this survey is out and out entrapment.

I have tenants in my neighborhood who are -let's say- not wonderful. I wish there landlord could get rid of them easy. I can't believe you would allow people to commit waste and stay or sublet to any old one. Crazy! Not good for the rest of us.

I hope the city is considering the owners rights of the property.

Attachment 4

I live in a low income senior housing where the management said they were not able to enforce the no smoking law, and the police said they weren't responsible to enforce the no smoking law. It ended up senior citizens were forced to have 2nd hand smoke in their unit and/or building for at least 4 months, even if they had COPD, asthma and many other underlying conditions. With covid 19 still around.

I was not offered an alternative apartment and no help. I had to endure the inhabitability of the unit and I had almost \$1,000 coats for vet and legal help.

Also, I noticed that management did not follow laws, like giving 24 hour notice. Then management came up with papers to sign, 4 months after I signed my lease agreement, that would basically take away the 24 hour notice, if I signed it. . I was told the papers were just ones that didn't get a signature at lease signing. . It turned out that there were actually new forms that were not in the original lease. I asked for an informal hearing and talked with management who said they were not going to follow the procedure outlined in my lease . Which would be a formal hearing, with people not associated with low income housing.

He also did not want to give written comments to me, as required. Also he said he put a non compliant (form?) into my folder which I don't know anything about consequences from/ my previous property manager said I was a good renter and thanked me for taking care of the place.

I didn't sign any papers and I gave an explanation for each, mostly that they were not part of my lease agreement and that they seemed detrimental to me and/or my tenant rights. One of the forms said I would need to vacate my ex-deaf unit if someone needed it. In the lease it said they could enable any unit with strobe like doorbell and loud sound alarm if needed. My unit was transformed from a deaf person to not have the loud alarm or strobe like doorbell. He also said that I would need to move if someone needed a wheelchair accessible unit. Marking me move without supplying moving coats compensation or giving me the same size unit etc I am 68 years old and just moved here about four months ago. I had to go from a two bedroom with a garage to a 1 bedroom apartment. I still have not unpacked everything and have a storage unit to go through.. I have been having to deal with illegal smoking in the building and these new papers they want signed, that I think are against my best interest. I need some help because now ii seems that I to have to find someone to enforce the rules of my lease after my informal hearing.

I live in an owner occupied, duplex, and have consistently rented for under market value because I want to get a quality tenant who appreciates living in Petaluma like I do. I wish to keep the exemption for owner occupied Duplex is because my home of 37 years is my sanctuary and having someone who's living in it who cannot be cooperative and a good tenant makes it a very stressful place to live and without this exemption, I would be forced to continue living in a sad situation. Also, as a senior, the idea that my tenant could sublet to someone who is disagreeable and who I have not approved is too scary to even think about. My preference if the owner occupied exemption is removed would be to not rent it out at all.

Attachment 4

I marked unsure on 3 items on #4. I think the statements are too broad. What if someone doesn't pay rent or a.k.a breaks terms of lease because of warranty of habitability issues? More importantly what if you check gets lost in the mail and landlord uses that as an opportunity to give you notice to vacate because they want to raise the rent? I'm paying below market value right now and I know my landlord is just waiting for me to do something to throw me out. He recently said that my request to get my wall heater repaired made me a nuisance.

I might change my opinions if I saw data on the number of tenants unjustly removed. This seems like a solution for a problem that doesn't exist. But my bias is our tenants have averaged tenancy for over 8 years.

I noted during the workshops that all the landlords that spoke had clear concise objections to specific provisions in the ordinance. Specifically, they spoke of committing waste, subletting, and the requirement for 120 days' notice, and why these are not acceptable. The tenants and tenant groups spoke of how important this ordinance is but did not give any clear reason why. They just said that it shouldn't be delayed, should be immediate, etc. I did not hear from tenants that have been evicted without cause. Or tenants that spent 120 days living in their car while they looked for another home. Or any reasons why tenants should be allowed to commit waste or sublet without approval.

This ordinance is supposed to protect Tenants, but tenants haven't given any examples of any problem with evictions that this ordinance would fix. Instead, this ordinance just creates a burden on landlords, driving up rent, and reducing the number of rentals.

I own a rented single family residence. The income is part of my retirement funds. Given the new restrictions on terminating a tenancy will necessitate my removal of the property from the rental market as soon as it can be accomplished. The house will then be sold. I cannot afford to have my most significant investment tied up.

I think the state sets rules that give a good balance of rights between tenants and landlords. As both a tenant and landlord in communal living situations in Petaluma sometimes tenants try to take advantage of rules. For example I had ask a tenant not to grow psychedelic plants on my property and they thought I was out of line for not wanting them to secretly cultivate plants. The state rules are pretty tenant friendly as-is anyway.

I think the TPA adequately covers tenants rights. Petaluma could easily become a city in which no one wants to be a landlord and then where would we be?

I think there should be NO rent increases. Property owners don't have random mortgage increases. The tenant is qualified for a certain amount upon the acceptance of the lease and not more. Rent increases are effectively evictions. For no other reason than greed.

I think this is a very bad idea that is going to push landlords to sell their rentals in Petaluma.

I think you should allow the Petaluma's TPA to expire on 7/1/2023. We do not have a problem with evictions in Petaluma and the Petaluma TPA creates and adversarial climate between Tenants and Properties owners that does not exist now. 99% of landlord are good honest people that like there tenants and take good care of them.

Attachment 4

I tried to read the proposal - so complicated as is this survey - on the surface why rent to anyone who is old or disabled with what seems like so many restrictions. I'm a college graduate and I am having a tough time understanding the proposal - simplify simplify! why am I as a landlord obligated to provide my rental agreement in any language other than English ????

I was considering renting out my house but due to these rules, it will be sold. I know several people that sold their rentals and several others that reconsidered turning their property into a rental when word of these new laws got around. The net affect is less and more expensive rentals but at least you FEEL good.

I was moving ahead to build an ADU on my property to move into when I could not manage the stairs or the claw foot tub and thought I would rent the home I was not using. After seeing the rules I would have to comply with and the liability if I made an innocent mistake I have decided not to invest my saving in an ADU. Even if the laws didn't apply because of a new ADU or other rules it appears that the council can make new rules whenever they want so no thank you. One other thought I had was this ordinance would encourage slum lords because who would want to invest in upgrading property if you can't change the rent.

I was really shocked during your public presentations to find out that waste is not sufficient grounds for eviction of a tenant. I truly don't understand the logic behind that. I signed up for the survey specifically to vote against that. What possible rationale could there be for preventing eviction of a tenant who is trashing the property?

Separately, thank you very much for those hearings/presentations and for the survey. I love that you solicit feedback and I know you'll give it full attention. I love this about our city government!

Attachment 4

I went to the work shop on February 4th. I am also a Mom and Pop owner who has always cared about my tenants and property. I also have kept the rent under market.

I also have my property management certification from the California Apartment Association and been a member for years. I have been on their committees and attended many meeting and webinar's.

My concerns and feelings were very much in sync in all of the landlords and property managers especially. However, I do understand the tenants needs and concerns and always have.

The biggest red flag regarding proposed Petaluma ordinances , I do have other concerns, is allowing the tenant to sublet without permission. This is completely wrong. I have had personal experiences with this. There are many reasons including insurance issues, wear and tear, neighbors concerns etc. This will cause many other issues.

Even though I live in the county, (approximately 10 minutes away) I consider myself a Petaluma resident since I have lived and raised my family in this area and own a condo in Petaluma. My mailing address says Petaluma.

Please contact me if you need more information.

Irma Wilson
igcwilson53@live.com

I would like the City of Petaluma to pass a stronger version of the ordinance to protect the tenants. We need more diversity in Petaluma for Middle and Lower income groups and the ordinance helps to have fair rental and landlord agreements.

I would like the TPA to remain the same with no other restrictions

I would like to see Petaluma spend more to educate landlords and tenants on current, existing laws rather than pit one against the other with these onerous, new proposed rules.

If "Petaluma's interim Residential Tenancy Ordinance" keep valid, no one will want to rent out their houses (especially to elder and teachers) and the renting market will be even worse than now. The protection is not protection, it's like poison.

If laws are in favor of tenants, and landlords are greatly restricted on removal of tenants, especially problematic tenants, then Petaluma can expect fewer people willing to become landlords and Petaluma will never improve the housing situation for everyone. It's a delicate balance of protecting tenants and landlords. If landlords can't pay their mortgage or loans because tenants are not paying rent or are destroying property then landlords will default on loans and their property foreclosed and that hurts both the tenant and landlord.

Attachment 4

<p>If Petaluma enacts stricter and stricter tenant rights ordinances, it's only going to drive single family home rentals off the market actually worsening the rental market.</p>
<p>If Petaluma is to add a housing ordinance, what governing entity will police this action?</p>
<p>If Petaluma's ordinance continues I'll remove my condo from the rental market</p>
<p>If Tenant Rights outweigh Landlord Rights, it may become undesirable for individuals to invest in rental properties in Petaluma. This could create a more challenging housing market.</p>
<p>If the city continues this ordinance it will drive investors out of this city and will cause for less rentals to be available. Property owners need to be protected. I am a real estate agent and hearing most people do not want to buy a house for a rental in California but especially Petaluma as this ordinance is so stringent.</p>
<p>IF the City Council creates tougher and harder rules above the TPA than they will find themselves with landlords with no incentives to properly manage property and to rehabilitate property for the rental market. Unjust eviction is already covered. The City Counsel needs to stay out of laws that lean towards socialism.</p>
<p>If the City government puts regulations and restrictions on landlords, rental prices will go up and we'll have less rentals available. Look what happened to SF.</p>
<p>If you fail to allow landlords their property rights, you will, over time, reduce the number of rental units available.</p>
<p>If you make restrictions too onerous on landlords, there will eventually be fewer willing to take the risk and that makes for fewer rentals and higher rents. Please use common sense.</p>
<p>If you put too many restrictions on getting rid of bad tenants, you are going to have all the people renting their houses out now just selling them and then there will be no houses to rent. If your neighbor is renting and they have dogs that bark all the time and don't do something about them or if they are partying all night, or not paying their rent and the owner can't evict them, why would anyone want to rent out their house and be responsible for that and possibly get into a lawsuit because they did nothing about it. What about tenants that wreck the houses. Landlords aren't usually the greedy people in the movies, they are people who have mortgages on those houses and need the rent to pay for the mortgage. A bad tenant with more rights than the landlord has caused many hard working people to lose their houses. This happened to so many people during the pandemic. I felt so bad for them. I heard their stories. I know now that if my renting neighbors are causing problems, I can call the rental company and they will threaten them with eviction if they don't stop. Don't take away owners rights, it's their house they paid for it. I agree it's right to have some tenant rights especially if someone is unfairly evicted, but not paying rent, causing damage and problems should not be protected.</p>
<p>I'm a current homeowner in Petaluma and plan to be a landlord in the near future. The proposed restrictions are overbearing to the point where I'm reconsidering investing in Petaluma. There is no doubt that we're in a housing crisis that needs addressing, but we should be looking to the government to foot the bill for protecting renters and not penalizing small-time investors who will take their money outside of city limits.</p>

Attachment 4

<p>Im a former Petaluma resident, who spent part of my school years homeless and have now worked in property management almost 3 years.</p>
<p>I'm a Vietnam veteran I own a few rental units. It's hard enough to keep units in good condition. Please do not make it any harder to evict</p>
<p>I'm all for fair treatment of tenants, but what about the landowners rights? How can I not decide who I want to rent my property to. Why should the city, county, or state decide I cannot evict a tenant because I want to do something else with the property that I pay taxes, insurance and upkeep on. All these restrictions will accomplish is more property not being maintained. There is no incentive for an owner to improve things if they are stuck with a poor tenant.</p>
<p>I'm all for protecting tenets, but this ordinance is short sighted and will do more damage to both tenets and owners.</p>
<p>I'm concerned that attorney's fees provisions will scare small landlords from renting rooms or their homes. In Fairfax we are seeing many small landlords pulling their properties off the market. So I'd suggest these rules don't apply to small landlords. Also, the best way to help people is to have more housing built. So these laws can't be so draconian that they discourage housing production.</p>
<p>I'm not sure I understand all the questions. If a tenant violates the terms of the rent agreement the landlord should have the right to evict that tenant.</p>
<p>I'm satisfied with the California TPA. No additional provisions are needed.</p>
<p>I'm shocked at some of these items. We rented most of our lives. We understood we had a right occupy the home while we were following the rules and paying our rent. I never would have assumed that I had any right to fight and stay in any of those homes, if the owner said they needed us to move and gave us a reasonable amount of time to find new arrangements, like 90 days. Or expect them to pay us for it. Lol. Even if given the opportunity, I will never be a landlord in Petaluma. I couldn't imagine the terrible situation of having someone trashing my house or not paying rent and not being able to get them to move out because the city decided they're protected to stay. The only time I could understand some compensation would be if there was a lease in place and the owner wanted to break the lease for no reason. That would make sense.</p>
<p>I'm the owner of many properties in Petaluma. How are you making sure the people filling out the survey are Petaluma owners and tenants.</p>

Attachment 4

In my opinion, California's statewide Tenant Protection Act is already in effect and provides significant protection to residents.

Also, if this ordinance becomes the new reality for landlords, it will be increasingly difficult for independent housing providers to effectively own or operate investment properties within the city.

California instituted the Tenant Protection Act in 2020, which regulates the majority of multi-unit apartment complexes throughout California. I do not agree that the Petaluma ordinance wants to go further with existing protection laws, and to want to include all single family homes.

It greatly interferes with an owner's ability to make wise decisions in the ownership and management of their investments.

Passing an ordinance such as this will result in serious unintended consequences.

It feels like a punishment and disregard for landlords. This ordinance feels like someone once to replace capitalism to socialism and that the free market should not be as free as it's supposed to be!

Individual "single family houses" and "condominiums" should be categorically exempt from the TPA and Petalumas enhancements; as an owner loses much of his property rights. Owners are left with the burden of Maintenance, Insurance and Taxes. Many (including us) will not be "small Landlords" in the city of Petaluma in the future. How can an owner sell his property with a potential additional cloud on the title as proposed?

Instituting restrictions greater than the CA TPA will do nothing but demotivate landlords from owning rentals in Petaluma furthering the supply and demand issue of rentals. Supply will continue to decrease as demand continues to rise creating an even tighter pinch on inventory for renters.

Is the city a higher god than the state

Is your goal to have landlords to stop providing rental housing in Petaluma?!

It appears as if owners are "painted" as villains. Let's apply common sense rules that protect the owners from tenants that choose to not pay to perpetuity and/or not honor the terms of their lease. Create a process that rewards responsible tenants.

It is admirable to attempt to protect tenants to a greater degree than the State of California does, but property owners are just as much taxpayers and voters as renters are. They should not be penalized for being willing to provide rental property. There is a misperception that property owners are wealthy, but many depend on their rental income to make their mortgage payments, or to live on. Please consider the property owners' input alongside renters' input and don't lean so far to one side that you cause property owners to withdraw their units from the inventory of rental housing.

It is very important that landlord rights are not protected too!

It seems like the city of Petaluma is for the rental person and not the mom and pop owners!

Attachment 4

<p>it takes way more than 90 days to do most renovations that would require vacating a unit (smaller renovations that could be done within 90 days probably wouldn't need tenant to move out)</p>
<p>If units have to be re-rented to tenants at the same rent even after a big renovation, landlords won't want to make any upgrades at all to properties, even if they really need it.</p>
<p>Items addressed in a Petaluma Ordinance would be implemented without prior thought to the effects of more stringent restrictions on landlords. There is no date to prove that there is a need for this ordinance. This ordinance will squeeze out future rentals. Landlords will choose to leave this market place or get out of renting their properties all together.</p>
<p>It's a balancing act, but housing is so expensive and hard to get. Rent increases need to be regulated for ALL types of rental housing so it's pegged to COLA or inflation or something REAL instead of facing random increases like \$150 per month to bring the unit more in align with "market rates." This just happened to me, a long term renter in a privately owned single family home with out of area owners. There are no rules to protect someone like me.</p>
<p>It's important to balance business interests with tenants rights. The target should be corporate landlords, apartment complexes, and non-retirees who's primary source of income is renters income. These are the people tenants need to be protected from</p>
<p>It's not fair that there are tenant protections and no landlord protection???</p>
<p>It's the right of the owner to do what he or she likes with their own property, as long as they give the tenant sufficient notice.</p>
<p>It's too extreme as it is now. Landlords are human beings too.</p>
<p>I've commented on this repeatedly without significant change: in reference to this program, the verbiage of visuals, presentations, comments, even this survey indicate an implied bias in favor of passage. The facts do not support need for anything significantly more extensive than the Tenant Protection Act.</p>
<p>Just and = for both Tenant and Landlord would be good</p>
<p>Keep taking from mom and pop landlords and the affordable rentals will he sold</p>
<p>Landlord restriction are already causing landlords to pull properties from the rental market. But we all know what the recommendation will be and how the council will vote. I just hope you are all around in 10 years when this has done nothing but squeeze the rental market even further, with less places to rent (which will mean higher rental prices.) I have no problem with penalizing those who do wrong, but this is penalized everyone, including renters. (The owners I manage for have all already told me to raise rents the maximum amount each year, which is something they have never done before. So even these pending regulation are causing landlords to charge more and pull properties from the market. They know their time is limited and know that they could get stuck with bad tenants and so want to make sure they have some extra rents banked in order to deal with that.)</p>

Attachment 4

<p>Landlords are loosing their rights to their investment property. There should be different laws for private landlord ownership of single family, condo or duplex dwellings held for investment or partially occupied by the owner, such as in a duplex, or renting a room in a SFD. Apartment buildings, multi dwelling units of 4 or more should be under the new proposed ordinance. Don't penalize the Mom and Pop investors/owners in Petaluma who rely on rents to pay their mortgage, maintenance costs, taxes and skyrocketing insurance! Many renters are figuring out how to manipulate the system and take advantage of the laws which are designed to protect renters but are discriminating against many landlords.</p>
<p>Landlords need rights also. Tenant has 3 unlicensed non op vehicles in driveway, 3 cars on the road, house is full to the max hoarding and WE need to pay an Attorney to TRY to get them out??? Not fair at all. Do you notice empty houses, houses not being kept up? Better get used to it.</p>
<p>Landlords pay property tax. CA laws are already strict enough. Petaluma doesn't need to add more restrictions.</p>
<p>landlords/owners should have more rights over their property then tenants do. there would be no property if not for the person who owns it. the idea that a tenant, who only pays rent, has more right to the property, is backwards. property owners should have rights too. an owner should have the right to evict a tenant for any reason and the tenant should have 1 month to get out. the idea that a tenant can squat in a dwelling for months is ludacris. you cannot let a dwelling be destroyed because the law is in favor of the tenant. make it fair for both. or lose all your landlords and have nothing to rent.</p>
<p>Leave the Ca. TPA as is.</p>
<p>Leave the god dam thing alone. What rights does an owner have for a crappy tenant? Better off taking the unit off the market and leaving it vacant. . I certainly understand tenant rights but what about the owner?</p>
<p>Let new ordinance expire and leave as origionally written</p>
<p>Let the California TPA be, and DO NOT include any higher requirements for Petaluma. I am a mom-and-pop landlord for over 15 years, and bought the house to be a retirement investment. If I had known the city of Petaluma would put in its own more restrictive rules against landlords, I would have bought in Rohnert Park or Santa Rosa, anywhere but here. If you continue with more Petaluma TPA restrictions, I will seriously consider selling and getting out of the Petaluma market. Other landlords will too, which will only reduce the supply of rental homes and increase rents.</p>
<p>Local government should pay the loss of revenue that any ordinance incurs to landlords.</p>
<p>Long overdue. Having been in a nightmare situation once and having lost a great deal of money in the process, I am aware of how devastating this can be to an innocent tenant.</p>
<p>Making landlords the enemy is a ridiculous notion, and these tenancy rights are vilifying tax paying citizens.</p>
<p>Making more laws against property management and landlords and laws for tenants that they will exploit for their benefit, will result in fewer affordable rentals.</p>

Attachment 4

<p>Many of the proposed regulations are extremely onerous and short sighted. Over-stepping regulations by the City will likely lead to some landlords selling their rental properties to buyers who will occupy the homes, effectively removing the property from the rental market.</p>
<p>Many property owners invest in rentals as part of their retirement planning. It is wrong to penalize these owners, who have worked and invested their money. Playing favorites for one group of people at the expense of another group is wrong. This is complete government overreach. You will see your rental market dwindle as property owner's sell off their investments, renters won't find housing and those who do will pay high rents (simple supply and demand). It isn't clear what your end goal is. But whatever it is, regulating private owners isn't the answer.</p>
<p>Many states are also enacting laws preventing foreign investment in properties here in the US. When foreign investors hide money in US real estate, it artificially drives up prices and, if the homes are left vacant, it also removes potential housing opportunities for those that need them. Pass a law/ordinance to prevent foreign purchases.</p>
<p>Mom and pop landlords provide a valuable resource for the community, which is housing. These rules are making it impossible to negotiate a rental without costly attorney fees and assistance and additional risk for mom and pop landlords. This will result in less housing availability and less rental availability, at a time when the city and state are trying to increase housing availability. Stop treating landlords as if they are profiteers who provide no community benefit. They are needed and essential.</p>
<p>More "Free" is not the answer to the "too many people" problem. Petaluma Roads aren't even paved or maintained, our streets are barely swept, and Infrastructure is crumbling. We can not afford to support another give-away that taxes what others have worked hard to attain--then have it regulated away in service to the less fortunate.</p>
<p>Build more new affordable housing instead (and now) and fix our roads. When these priorities are complete, then take from us what you will!</p>
<p>More government is not always better</p>
<p>Most municipal rent control ordinance become draconian after years of more lopsided amendments</p>
<p>My family has been in Petaluma since February, 1966. We bought our current residence in 1975, and our first house has been a rental unit since 1975. Our single family rental unit was planned to be and is currently an additional source of retirement income, since my retirement as an educator in 1998. My wife and I are 86, and we are nearing the time when our children will inherit our assets. While we understand the needs of many tenants in today's market, we believe that Petaluma's interim ordinance, in terms of single family houses, does not need to be more restrictive than the California TPA. We thank you for the opportunity to understand the subject and to complete this survey.</p>

Attachment 4

My father has two rental properties, each occupied by long-term, excellent tenants (with children) who I suspect pay far below market rates. This is only possible when property appreciates in value. Landlords must be able to evict tenants that commit waste and recoup the expenses.

Landlords should be allowed to sell a property, raise rents without restriction and/or remove the property from the rental market at the end of a mutually agreed-upon lease. Tenants (and landlords) need the certainty of a lease, but mom-and-pop landlords also need to be able to access their real estate assets due to changes in their financial circumstances. Asking landlords to pay moving costs will just mean that moving costs will need to be built into the cost of rent each month on the chance that a tenant will want to move.

If school teachers or families with children don't want to leave during the school year, they should enter into a lease that runs the length of the school year; in my experience (both as a renter and observing my dad's experience) "mom and pop" landlords are often flexible in the terms of their leases.

The idea that renters can sublet a unit without a landlord's permission makes no sense at all. Will those renters then be considered "landlords" under the law? If not, why should renters have more rights than landlords, without any of the obligations borne by a landlord?

If this ordinance is implemented as proposed, I suspect many small landlords will take their properties out of the market. In my experience (as a renter and as a daughter helping her aging father), single-family homes or units in small rental complexes are often run by individual owners who care deeply about the safety and upkeep of their property and will do everything they can to keep a good tenant. It would be unfortunate to take small landlords out of the property market.

Attachment 4

My husband and I are grateful that we have a single ADU adjacent to our house that we can offer as a quiet and safe rental apartment at a fair rent to our tenant. In this type of setting, developing a relationship of trust between the tenant and landlord, supported by the boundaries of the rental agreement, is really important for providing a stable long-term housing situation.

I certainly understand wanting to protect tenants from unscrupulous landlords. But I also think that it's important to recognize that there will be tenants who will try to take advantage of the system. Further, I am very concerned about providing adequate rental housing stock, so that we can make progress in lowering rental costs through increased supply relative to local demand. I don't have the knowledge or experience to know what's appropriate for regulating multifamily housing. However, I do believe that owner-occupied properties like ours with an ADU should NOT be subject to the extra restrictions of the current Petaluma tenant protection regulations, EXCEPT for the option of allowing a 3rd party to pay the tenant's rent or having the landlord provide documentation to assist the tenant in applying for rental assistance. We need to continue to encourage the building and rental of ADUs as well as other multifamily housing to improve affordability.

Many thanks for offering this opportunity for comment!

My husband and I own a single family family residence that we rent out. I know this is meant to protect against unscrupulous landlords but there are just as many unscrupulous tenants. Where are the protections for the landlords? We planned on using the rental income to subsidize our income once we retire in 2 years. These new ordinances will significantly tie our hands. Do we chance getting a bad tenant and not be able to evict them or just sell now? I think a lot for people, who like us, just own one or two rentals will sell and thereby reducing the amount of rental property available in Petaluma.

My late Husband and I owned and lived in a duplex in SF for many years. It was our primary and only residence. We always rented the other unit at below market rate. SF tenant protections became much stronger over the years and did not distinguish between, small and corporate landlords. In particular, they did not recognize the rights of landlords who live in their buildings. Based on that experience, I will never provide rental housing again. Never build a granny unit, etc. Don't do that in Petaluma.

My rent will go up if this stands. I like my Landlord and home. Please don't make things harder on renters.

Attachment 4

My wife and I married 5 years ago. She purchased her home in 1986 and lived in her Petaluma home until we married. It is her separate property and her long term plan is to sell it when she needs to access her equity in her elder years which come to all of us when we don't expect it.

The proposed local regulation above the state's TPA will reduce the number of available single family for renting due to draconian conditions placed on purchasers. Perspective buyers will look to other locales where their investment is less restrictive. Current landlords will be less willing or motivated to keep their property in tip top condition. Property values and so with it neighborhoods will decline. The livability quotient for the lovely city of Petaluma will be negatively impacted.

Please protect the "mom and pop" single home owner who has 80% of her life savings tied up in a home she has owned for 37 years and lived in for 32 years.

Thank you for listening, Joe Conway

No incentives left to be a nice neighborly landlord.

No need to go beyond the TPA. Too much bureaucracy/regulation

No one will want to rent out their property if it is made onerous to do so. We want more properties in the rental market not less.

No Ordinance Necessary

Outlaw selling foreclosed homes to corporations.

Overly onerous tenant protection laws actually hurt tenants in the mid and long term because fewer rental units will be on market, driving up rental prices.

Owner occupied duplexes are in need of exemption due to the close nature of the living space and the quality of life for tenant and landlord. Both parties need to behave in a kind and cooperative manner and without the exemption there is little motivation for unreasonable tenants to work with an owner occupied landlord to create an agreeable living situation. Good landlords want to keep good tenants. Having a duplex that you own being occupied by someone who is not a good tenant, and who is causing a nuisance or other problems make it a stressful and sad place to live.

Owners need the ability to protect their assets and the sanctity of the neighborhood where they own rental property.

Attachment 4

<p>Owners of single family houses should be exempt from all of the penalties. The state, county and city should subsidize the tenant or the owner to preserve rental-ability. If the State's intent is to preserve equanimity then there should be no penalties but instead encouragement in both directions. If the tenant loses his/her ability to pay rent--compensate them to whatever extent they need until they are able to once again pay. If the landlord is being prevented from increasing the rent because the tenant is under financial pressure--compensate the landlord to the accepted extent that rents can be increased. Both parties will thrive if there is no threat of legal injunction. If Petaluma is to have rules then they must create a citizen commission to rule on each individual case. That commission would represent tenants, landlords, and the City equally, and make recommendations to the City Council for adjudication. If there is no commission then these issues should be put on a local ballot for the entire City of Petaluma to vote on.</p>
<p>Owners should have rights too. We incur expenses and provide housing. There is too much prejudice against landlords, always assuming we are trying to take advantage of renters.</p>
<p>Owners should have the right to protect their property at all costs. Owners should be protected if they are up to code and are diligently trying to provide up to code living space to renters according to code requirements per spec.</p>
<p>owners should not be allowed to raise the rent dramatically between tenants. ie raising the rent by \$500/month when NO improvements have been made to the property</p>
<p>Owners/landlords should have more rights when criminal activity, destruction of property, and/or non payment of rent and unauthorized subletting occur. Meaning these should be automatic reasons requiring tenant to vacate within 3-30 days without the owner/landlord having to go through a lengthy and costly eviction process and having to hire a lawyer.</p>
<p>Personal owners (not corporations, trusts etc.) of single family dwellings should be able to sell their rental properties without restriction.</p>
<p>Petaluma City should not be involved in the rental business. Such meddling will result in less rental units and increased rental costs. There are plenty of existing State laws to cover landlord and tenant issues.</p>
<p>Petaluma needs to uphold the rights of the property owner and not extend any of the expiring ordinances.</p>
<p>Petaluma needs to stick with the state rules. If the City of Petaluma makes this process unfair and difficult for landlords there will be a lot of dilapidated properties in the city. Why would a landlord put money into a property if they have a tenant that isn't doing their part and they can't remove them? Landlords need to have rights also, they are the ones that own the property, pay for upkeep, insurance and property taxes.</p>
<p>Petaluma ordinance is a shameful example of government overreach and infringement of my property rights.</p>
<p>Petaluma should stay out of this all together. The contract is between 2 people not the government.</p>

Attachment 4

Please do not make it harder to provide rental units. If there are onerous restrictions for the landlord, why would anyone want to be a landlord and risk their investment when there is little recourse to remove a tenant that is creating a nuisance, destroying property, not abiding by neighborly rules etc..? Do owners have rights too? If I owned a piece of property I should be able to rent it to whom I desire and if I need to change terms at a certain time, I would hope I can do so with my property at the termination of a lease agreement. Thank you

Please do not confuse and burden tenants and landlords with further rules and regulations. The state has already implemented tenant protections, which are quite strict and sufficient. Also, remember that "problem tenants" are also a problem for other tenants and neighbors, not just landlords/managers/owners. If there is overreach by the city and these "problem tenants" receive undue protections, then good tenants will suffer as much if not more than landlords.

Please don't push this so far that you ruin the economics of providing housing from the private sector. The result will be a disaster and has the potential to ruin this wonderful community.

Please let this ordinance expire, it is far too punitive and costly for mom and pop landlords to operate. At most it should only apply to corporate landlords. If this is renewed I will have to exit the rental market.

Please make sure you have some common sense ways of fairly resolving the inevitable issues that fall into gray areas. Both tenant and landlord rights should be protected. It should be viewed as a partnership, not as a land LORD taking advantage of a tenant (victim).

Please stop messing with the property rights of Petaluma landowners. You will fail to accomplish what you are purporting, every time, and simply make it worse for everyone. All of these socialist propositions will simply raise everyone's rents and further restrict the availability of rental properties! It is unbelievable to me that consideration has even gotten this far. PLEASE FIX OUR STREETS NOW. OUR BROKEN STREETS ARE A PROFOUNDLY HIGHER PRIORITY THAN THESE RIDICULOUS SOCIALIST MEDDLINGS!!!

Please take these things into consideration, it is important to protect tenants.

Power to the people! Thanks

property Owners over 65 should exempt. My single rental is my entire retirement., i sold my ranch and invested it in a rental. when my current tenant moves out i will sell home and invest else where.

Attachment 4

<p>Property owners make many sacrifices to own and maintain their properties. They provide valuable rental housing. They are our neighbors and valuable members of the community. This ordinance is an undue burden on them. They should have the freedom to remove tenants and remove the properties from the rental market should they choose to. No city government should take that away. No one should be forced to keep their property on the rental market. Unjust evictions are an exception, not the norm. People work hard to afford and provide housing for 15-30 years (and longer). They should not be told what to do with their property. They should be able to determine whether or not they sell, remodel, pass on to their children, etc. This will make Petaluma an undesirable community to own and provide rental housing. Please don't trample on the rights of our hardworking property owners. The state regulations are enough.</p>
<p>Property owners with one or two rentals cannot afford to have the taxes and costs skyrocket, while the amount they can charge for rent is controlled. I have never evicted anyone luckily, but it is not right to allow a tenant destroy an investment someone worked their entire life for. That is someone's retirement plan you are allowing people to legally squat in with some of these rules. it should be up to each owner and karma will prevail for those that abuse the system.</p>
<p>Property rights should belong to the owner; therefore the owner should be able to do what they want as to termination of renting as long as that is made known to potential renters prior to renting. Renters should be removed as soon as the owner decides they need to be removed. (The eviction process should be quicker and not involve any cost to the property owner)</p>
<p>Protect petaluma kids and teachers! Include all students under the age of 18 (if they attend petaluma city schools or a different district). Include all teachers (if they are employed at petaluma city schools or a different district)</p>
<p>Protect renters!!</p>
<p>Protect the property owner!</p>
<p>protect the property owner!!!</p>
<p>Question # 5, row 7 "Single-family homes if owner is not a legal entity & tenants received written notice that they are exempt". This is one of the most important questions and , because so poorly worded, it currently encourages a response of ""Covered By Ordinance". "Single-family homes if owner is not a legal entity..." implies to everyone but lawyers that the owner is an "illegal" entity. Most people would probably seek to put restrictions on "illegal entities", hence "Covered By Ordinance". Far clearer language would be: "Single-family home if owner is an INDIVIDUAL, and not an entity such as a corporation or Limited Liability Company ('LLC'); etc."</p>
<p>Quit catering toward woke losers and crippling people who actually contribute to the local economy.</p>

Attachment 4

<p>Regarding 9: Owner should provide reference or resource for tenants to access their rights on their own rather than a multiple page printed document with every lease or rental agreement.</p>
<p>Regarding criminality - We had a tenant neighbor selling drugs from his house at all hours of the day and night. The police were not interested - low priority - and the landlord had difficult getting the tenant to move. In a similar situation in Petaluma, a tenant could not be evicted under the proposed rules because a conviction was not in place.</p> <p>Thanks for doing this survey.</p>
<p>Regarding landlords being required to give notice of tenants rights to the tenants: as a former tenant and current landlord, I find this unnecessary. Tenants have the same resources as landlords to look up their rights. I do not believe that should fall on any specific person to provide.</p>
<p>Regarding question #10, if the tenant sues and loses the case, they should be liable for the landlord attorney's fees.</p>
<p>Rent Control Has Resulted in Higher Rents everywhere it exists. Rent control is no substitute for providing housing that has affordable rentals for people of lower income levels.</p>
<p>Rent control will only drive people to sell their homes and making the city loose revenues and become a ghost town like San Francisco</p>
<p>Rent Controls while well intended, ALWAYS result in less rental supply, increased rents to cover risk, higher deposit amounts to cover loss potential, and NEVER actually protect tenants. The face of Petaluma is that of a welcoming community where cooperation and reason exists. Putting these controls in place will create a hostile environment with an artificial edge to the tenant. Additionally the City will be ensnared in a lawsuit over the issue from owners rights and real estate collations. It seems like a huge risk, lots of spent money, to solve a virtually non-existent problem.</p>
<p>Rent is so high in Petaluma, but I love it here. It would be terrific to have the additional protections because in this day and age a lot of homeowners/renters treat renters as low class.</p>
<p>Rentals should be regulated by Property Owners</p>
<p>Renters should not be paying as much as homeowners do for mortgages without significant protections and assurances. The stability of communities relies on reliable housing for hard working tenants who abide by the terms of their lease.</p>
<p>Renters should remember they are not homeowners. We live next to a rental home, and the renters are very disrespectful to the homeowners around them, (loud parties, parking issues, etc)â€¦Should they have rights to stay there when they are a nuisanceâ€¦NO!</p>
<p>Seems like more onerous tenant protections will have unintended consequences -- ie. fewer local mom and pop landlords that typically more sympathetic to their tenants and more institutional owners who are not sympathetic to their tenants. Institutional owners can navigate the additional legal hurdles and manage the risk, mom and pops can't/won't.</p>

Attachment 4

Single family home rentals owned by independent landlords should be excluded from anything beyond what is already in place through California TPA. Not only are these often the most stable rentals for tenants - they are often owned by long time residents of the community who seek stable tenancy and are not hasty to raise their rents or remove their tenants.

Single family residence rentals are often a source of retirement income for seniors (such as myself) after a lifetime of careful planning and saving. I am certainly relying on the income from my property as a senior and as my health is also compromised. I'm very concerned these measures would cause undue financial strain to have to adhere to further extraordinary city rental regulations being proposed here as well as tie my hands in the event that I need to make necessary changes with my long term rental investment in the future. I, and other independent landlords I know, are never hasty in raising rents or removing tenants, not only because we care for the people who are our tenants, but it also requires a substantial financial expense when a tenant leaves and it is always questionable if we will regain those loses.

We carry investment costs and risks which benefits the rental community and the market over all - just to maintain our investment and provide a good rental home. It would seem to me the city would work to preserve and protect the independent landlords of single family homes like myself as we provide stability and a stronger community all around, for the senior retiree and the tenant.

Recap: It seems very shortsighted for single family home residences to be included in measures that would cause undue hardship on landlords who rely on the income from their rental properties for retirement or extenuating life circumstances. It would be very unfair to impose these new rules as they could significantly hurt their short and longterm retirement which in my case, and many in our community, took a lifetime to establish. Also, they provide a stability and community connection in the rental market that large corporate entities do not.

I have also been a long-term renter in Petaluma at different periods of my life and each time rented from a single family resident landlord who was very much invested in the community and never raised the rents in any unreasonable manner. As a matter of fact, it was the opposite. It costs more for the landlord to be hasty or greedy in raising rents or removing tenants and goes against any financial sense as a single family residence landlord/and or senior retiree or independent investor.

Single family homes landlords are very different than corporate owners or apartments.

Single family homes not owned by legal entities should be exempt. This new ordinance makes it very difficult for seniors who are counting on being able to access this asset as their financial requirements change with aging and they must sell.

Attachment 4

Single family homes should be exempt, especially if held by individual owners (vs corporations). My husband and I are seniors and we have always treated our tenants how we hoped to be treated. At our age (75 and 84), we may have to sell our rental to afford home caregivers or for residence in a board and care. 4 months' notice to a tenant is enough time to give them notice to vacate. At present it is 60 days! A 1 year notice is a huge burden on owners of single family homes if they should need a tenant to vacate! I am afraid you would find landlords reluctant to rent to the elderly, disabled or those with children if you penalize owners of single family homes so drastically. Also, please do not dictate when a tenant would have to be vacated (say the summer). It takes months sometimes to prepare a property for sale and the summer is the very best time if we must sell. Our best opportunity could be seriously shortened or really lost. We have owned our small rental since the 1980's. We have always rented under the market and have always had long term tenants (ranging from 8-13 years). PLEASE exempt single family homes. If nothing else, please at least exempt owners who are seniors (we live on social security and this rental income helps us survive). We hope to keep this home rented as long as life will allow us to. There is a need for single family home rentals as some will never be able to afford to buy. Do not penalize those who can buy an investment property which will help families have homes vs. apartments. Please do not penalize those of us who have been good landlords and are now in our most difficult years.

Thank you for your consideration.

Jo Ann Rinaldo 707-763-8947

Single family homes should remain exempt from restrictions to end tenancy. Seniors owning single family homes are at greater risk of hardship due to Petaluma's proposed permanent restrictions. Seniors need access to funds for increasing medical illnesses and cost of living.

Petaluma needs more low income housing for both seniors and low income families - That should be your focus on the City Council.

Small "mom&pop" type landlords of one or two units should be exempt, especially if they themselves are seniors over 65 or disabled.

small landlords need better protection

Some of the restrictions now being exempt will harm the other tenants on the property and punish the landlord and all the other tenants as: ALL the reasons stated in #4.

Some of these questions and answers are not as simple as they may appear. The goal should be to have a healthy, fluid, locally-directed rental market which balances tenants' rights with those of landlords who know what they're doing and know their responsibilities. The rules should be simple and fairly applied, without a lot of exceptions or red tape.

Some of these questions are worded in a confusing way. Just FYI

Some of these questions were not clearly stated, for those questions we answered unsure.

Some questions were worded in a way that made it hard to respond accurately

State law already provides the best tenant protections in the country. Any city ordinance which further protects the tenants and restricts the owner's rights is a governmental over reach.

Attachment 4

State law is satisfactory
State laws are enough, more rules would make it even more difficult for renters. Less people would be interested in renting and may just sell.
Stick to the state ordinances - there is no reason for Petaluma to be unique. Your restrictions will result in rental housing being taken off the market and this will backfire! Don't meddle.
Stop all tax breaks on rental property!
Stop trying to make Petaluma San Francisco.
Subletting against the lease should also be retained. It was not available to select in the survey
Taking away each owners' rights because a few landlords are unscrupulous is not the answer. Undesirable tenants should not have any rights. Insurance premiums are beyond reasonable and many insurance companies are leaving California, leaving owners scrambling for less coverage with high premiums.
Tenants already have more than adequate rent protection under TPA 2019 Bill No.1482
Tenants have more rights than the landlord who has to pay the mortgage, property taxes, and ongoing maintenance. Why don't you just give the house to the tenants? This is ridiculous. And possibly you should ask the taxpayers and the police how they feel about supporting all the homeless. Some people need support (mentally ill and minors), but drug addicts and criminals do not. You are bringing down the quality of life in Petaluma.
Tenants have plenty of rights as it is
Tenants should have no more rights than the law allows. Those extra rights in effect during the covid shut-down should now terminate.
Tenants that are terminated have, in my experience, treated the property badly. It seems the government always wants to see the owner as the "bad guy." Tenants often end up costing owners thousands of dollars because they have abused the property.
Thank you for all your effort to include the public in determining the ordinance details!
Thank you for conducting this survey.
Thank you for protecting the rights of those who cannot afford to purchase!
Thank you for providing protections for our renting community. I would love to see legislation that restricts using housing for profit such as short term vacation rentals. Also, more regulation around a unit being, "owner occupied" yet used as a rental. Maybe we can add some tax write offs in sentences for those who provide housing to low income families which allows them to keep the rent lower to avoid the need for double housing.
The blending and lack of differentiation of small 1-2 unit landlords vs large corporate landlords is a huge miss. One bad renter abusing rules can financially ruin a 1-2 unit landlord. How is that fair? What about the families of these landlords that need to feed their kids?!
The CA legislation is broad enough and sufficiently protects tenants. Going above will reduce investments into more housing and drive money into other investments.

Attachment 4

<p>The California TPA already provides generous remedies for tenants, in my opinion. It seems Petaluma is creating a solution looking for a problem; please provide DATA on the problem we are trying to fix. Bad actors should be identified and addressed under the current law. Adding another layer of requirements will discourage mom and pop landlords, would-be ADU builders. The City needs all the help it can get to build new housing.</p>
<p>The California TPA is burden enough to smaller property owners and increasing protections add to this situation. Increasing these protections will have a counter effect in that there will be a race to remove houses from the rental market. Many houses may remain vacant and unused quite possible becoming an eye sore.</p>
<p>The California TPA is fine as is. Petaluma does not need an additional ordinance for tenant protections. Please remove this ordinance</p>
<p>The California TPA is more than adequate. Petaluma is overstepping the bounds of private business. While creating far more administrative costs, unreasonable fiscal penalties, major educational burden, and usurping owner rights, Petaluma would damage tenant security in the costs of such actions being passed on to tenants.</p>
<p>The City Council is restricting the rental market with additional rules and regulations that don't work. Similar to rent control. This would just encourage additional homeowners to remove their homes from the rental market making the rental market tighter than what it is and therefore putting pressure on pricing. - Supply and Demand!</p>
<p>The city council needs to provide balanced protections to both landlords and tenants, not just 100 percent biased towards tenants.</p>
<p>The city is losing its character and scaring away residents who have worked hard to find success. I moved to Petaluma during the financial crisis and paid my rent and bills and have purchased two homes since then. We need to spend more time making sure our streets are clean and safe. It seems city only cares about tending to the problem sources. Many business owners and long-time residents are getting tired of this. This survey is further proof that you are making it difficult for hardworking landlords to keep properties available for rent. Many owners have yet to get rent collected from the pandemic issues our state created.</p>
<p>The City needs to focus on other priorities and let the state law rule. Why create unnecessary bureaucracy that will have minimal, if any impact?</p>
<p>The city needs to stay out of the business of rentals completely the state allready takes care of it. Just more red tape from the cities.</p>
<p>The city of Petaluma is giving too much rights to the tenants. All they do is cost landlords thousands and thousands of dollars from neglect. they should make tenants by insurance for the home before they move in. Homeowners insurance, not renters insurance.</p>
<p>The City of Petaluma needs to provide more government owned affordable housing under the protections proposed and not shift city responsibility onto the private sector by taking away property rights. The excessive regulations will eliminate small landlords through sales or foreclosures resulting in less rental properties and therefore increased rents over the long term.</p>
<p>The City of Petaluma should not be expanding the TPA making it MORE difficult for landlords to provide housing in a market where housing is difficult to find.</p>

Attachment 4

The City should consider protecting landlords, who are the tax payers. Most landlords have one or two properties, not huge complexes. They are average people trying to build their incomes by renting and maintaining properties that help people have a decent place to live. The involvement of the City is an encroachment on property rights. Stick to the running of the city, you can start by improving the roads.

The city should make a strong distinction between rental units owned by individuals vs. companies or corporations. However, an individual owner should be treated as a company if they own more than three or four units. Company or corporate owned units should be subject to much stronger tenant protections as these are where the worst abuses of tenants take place. The Vineyard (now The Grove) is such an example. They have a track record of exploiting tenants through the add-on of numerous charges that make the actual rent about 150%+ of that advertised, and they employ attorneys and hardball tactics to squeeze every nickel out of tenants. (I've witnessed it personally.) Any company with anything more than a few dozen units should be recognized as an investment vehicle, not a housing provider, and therefore should be held to higher standards of transparency and disclosure. Most such companies, like those which own mobile home parks, are loathe to show their true books, as they would reveal rapacious profits. And they should be considered leeches on our society as they drive rents up to unaffordable rates, making it harder for normal people to prosper and eventually be able to but their own homes.

The City's well meaning but over reaching plans for renter protections is only going to make home owners that rent pull their homes off the market.

The components of the proposed ordinance potentially create a very significant hardship for owners of a unit who wish to return to owner occupied, rehab a unit or sell a unit. If the goal is to prevent evictions and then re-rent at market value why is the government penalizing owners who evict for legitimate reasons? Furthermore, the penalty if 1 and 1/2 months rent relocation fee is outrageous and a tremendous hardship for landlords such as myself. You are penalizing the wrong landlords by most of the proposed conditions and I would expect it to backfire in removing single family units from an already tight market.

The current CA TPA already ascribes substantial protections to tenants. Any more restrictions upon a landlords ability to legally and rightfully control the use of their rental property will greatly disincentivized their involvement in the rental market, thereby greatly reducing the availability of housing units.

We don't need more restrictions on existing rental units, we need more housing- incentive new construction.

The current laws in place are sufficient for renters in Petaluma.

The current TPA regulations are already too much - no need for additional regulations. New laws should take in to consideration actual data rather than "feelings" as the questions in this survey have stated. This is a solution looking for a problem.

Attachment 4

The discussion Saturday was interesting. Many small Mom and Pop landlords like myself will pull their properties from the market with these new legalities. The new laws serve the few, not the majority as evidenced by the two that showed up to "demonstrate." There will always be the minority of whiny victims that don't understand property management and want everything handed to them on a silver platter; in my 40 years of property management experience, those folks are the ones that are less-than-desirable tenants anyway. It's ashamed the squeaky wheels decide the law for the majority, just as the law these days favors the criminals.

The emergency tenant protections enacted during covid were arguably necessary during the pandemic for the health of the public. DO NOT let this be the gravamen for permanent laws which handcuff landowners, the very good people who have invested in this town and care about it. If enacted, this will surely REDUCE the housing unit quantity, promote disrepair and delayed upkeep of existing units, devalue property, and create untold work for lawyers.

The California TPA is sufficient.

Do not let our city turn into another San Francisco or Berkeley. Just drive down there to see how wonderful their statues are working!

If the city wants to help people who live in Petaluma, create JOBS, assist them with home ownership through funding, or build public projects and make whatever rules you like for public ownership interests.

Do not confuse the economic and practical reality of housing with a lack of compassion. The TPA is fair and the law. Petaluma has no better wisdom or resources than the State of California to go rouge with legislation and to stamp itself a "progressive" town, specifically at the cost of private property owners and tax payers.

The expansion of TPA is a defacto extension of rent control that supersedes a property owners rights to determine what they do with their investment. Rent control has time and again proven to be detrimental to the actual inventories within a community while burdening owners with reduced carrying costs that negatively effect the property and neighborhoods over time. These vailed protections are also a way for the City and County to place undo restrictions on property owners to get them to pay for or offset the restrictive building policies that prevent them from creating new housing.

The housing shortage is not the fault of landlords, it is the fault of the city, county and state for refusing to issue permits and cut fees for large apartment complexes for developers to come in and create housing. Public transportation and access to rural areas also creates an issue for low income people wanting to work in the area. Instead of imposing rental restrictions which keep places vacant if too oppressive, build more housing and fix the public transportation issues.

The more burden you place on landlords the more they will get out of the rental business. I sold all my rentals a few years back because of the regulations and the hassle in removing bad tenants.

Attachment 4

The more regulations and restrictions you place on rental units the less rentals will be available; especially single families. You're trying to give the tenants more rights than the landlords which is insane. These over bearing rules will make the housing issue worse; not better. The standard Ellis act protections are more than enough.

The more restrictions you impose on Landlords, including single family home owners the more Petaluma's inventory of housing shrinks. Most landlords and or owners would prefer not to evict tenants as it impacts cash flow with vacancy and re-tenanting costs. Bad tenants that can't or won't abide by their contractual obligations should be subject to swift removal. The city has the power of Eminent Domain and rezoning to create more affordable housing as both a stopgap to house the most vulnerable members of our society as well as the bad actors, but city governance would rather pretend to fix the problem of affordability and evictions of Bad Tenants/Actors by imposing restrictions on individual homeowners and well intentioned Landlords. The result of this approach will be less affordable housing will be developed or emerge as ADU's and the emergence of more landlord/tenant/city government conflict.

The only thing that is going to help the housing market is if we build more housing. Most of the provisions listed here will disincentivize developers from building here, and that will make things worse, not better.

The perceived persecution of landlords will only kill goodwill and make rentals more scarce.

The Petaluma ordinance appears to be a cover for eliminating rental units and as a consequence renters from residing in Petaluma. The law firm that authored this ill conceived ordinance has done a very good job of insuring long term job security for the law firm defending Petaluma from the inevitable multiple law suits. There is no data to support this attack on landlords. Where are the aggrieved tenants? This is clearly an overreach by beaurocracts to create an ordinance to skirt the "imminent domain" statutes. Why has this proposed ordinance not been put before the citizens of Petaluma?

Attachment 4

The premise that "arbitrary evictions" abound in Petaluma is utterly false. Any landlord will tell you that their largest expense is vacancy, meaning they are financially motivated to keep their units occupied for as many days out of the year as possible.

In addition, the council seems to ignore that rental rates and supply of housing are fundamentally dictated by laws of supply and demand. If you want to increase supply of rental housing, you need to (a) make it easier and encourage more landlords to operate in Petaluma (i.e. supply), and/or (b) reduce the number of people who want to rent (i.e. demand). An overwhelming body of evidence suggests that attempts by municipalities to levy rent "controls" inevitably end up having the opposite effect. Sadly it is the tenant pool who bears all additional costs of compliance with excessive and unnecessary regulation because businesses must pass their costs on to their consumers (or else not remain in business).

The current proposal is nothing more than blatant government over-reach masquerading as an attempt to fix a problem which doesn't exist. Moreover it's an insulting infringement on the rights of individual property owners, many of whom are also residents. The council would be better-served to let what's left of the free market prevail (CA TPA notwithstanding), and focus its time on improving public safety, schools, and roads (in that order).

The proposed legislation is very one sided in favor to tenants and will have the effect of housing providers leaving the business and fewer available rentals.

The proposed ordinance is likely to shrink the existing rental stock. Like all rent related Ordinances lately, there are protections for Tenants, but no landlord or property protection. Even if a judgment is levied against a malicious tenant, it is essentially Unenforceable. Landlord pays for an attorney who wins judgement, then pays For repairs or absorbs loss of rent. The tenant rarely pays the judgment

The proposed Petaluma rules and the TPA are at the very best is the height of Socialism and bordering on Communism.
Number 11. City planning department does not run on a simple time schedule. We are at the mercy of the permit planning department as well as the contractors to have our unit vacant for any renovation.

The protections in the California Tenant Protection Act are strong, and sufficient. We do not need Petaluma specific tenant protections.

The section on unit types that are exempt from the tenancy protection rules is confusing due to a poorly written question. Also, I don't know what a certificate of occupancy is. Some clearer definitions would be helpful

The state already has tenant protections in place that are rather strict. The City of Petaluma is wasting time and effort getting involved and placing more restrictions on landlords. Being a landlord is not the gold mine some might think. The more restrictions, the more rental property will be going on the market, including my own.

Attachment 4

<p>The state has already enforced the TPA and local cities should not supersede state mandated protections and become unfriendly to those who own property and decide to rent</p>
<p>The state of California already has Tenant Protections in place - any further action is not necessary. By enacting additional tenant protections, you are creating an unnecessary hardship for the property owners. This will result in the property owners selling their homes and thereby removing a rental unit from the already scarce rental inventory.</p>
<p>The state's rules are mostly sufficient. If something's not broken, don't fix it.</p>
<p>The state's tenant protections are more than enough, no further laws are needed.</p>
<p>The tenant protections are a complete over-reach of owners property rights.</p>
<p>The tenants have more than adequate protection under the Tenant Protection Act of 2019, Assembly Bill Act No. 1482</p>
<p>The terms of an executed lease/rental agreement between a tenant and a landlord should not be alterable at the whim of a government agency. People need to be held accountable for the agreement they lawfully enter into. No one should be able to escape their contractual obligations without reasonable and legal extenuating circumstances. Such circumstances should be managed by the involved parties or by local courts. Ordinances that can make legitimate lease/rental agreements worthless are contrary to free trade and common sense. Local governments should focus their efforts on solving real problems and not on pandering for the votes of irresponsible people who want to avoid their responsibilities.</p>
<p>The TPA covers everything needed and Petaluma does not need to add additional bureaucracy to an already in place protection.</p>
<p>The TPA is enough to protect tenants. Petaluma Residential Tenancy Protections are a complete overreach and will only hurt tenants. As more and more "Mom and Pop" investors sell their properties the rental market continues to dwindle and availability will continue to decline. As rental availability declines rents will continue to go up because of lack of supply. Most landlords/property owners in this market are small investors who own one or two properties. Their margins are extremely small and one bad tenant can financially sink them. Landlords see the Petaluma Residential Tenancy Protections as an assault on their property rights. I personally find the ordinance to be appalling. Is this a free country? I own two units in Petaluma and I provide clean, safe, and comfortable places for my tenants to live. I treat them with respect and follow the rules laid out by the state of California (which are more stringent than the rest of the country). We're not a big corporation, we're a family working hard to hopefully one day retire! As a lifelong liberal democrat, I strongly oppose Petaluma Residential Tenancy Protections and think the city government has gone way too far! You do NOT have my support.</p>
<p>The TPA offers plenty of protection. There is no need to make stronger protections that will make an inhospitable climate for landlords to provide housing.</p>
<p>The TPA seems exhaustive, I would prefer the city focusing on issues not already solved by the state.</p>

Attachment 4

The TPA was well thought out and this goes too far. We would wait until our current tenant moves and then sell our property. This will reduce the number of rental homes other than apartments in Petaluma. We would not have invested in a rental if this was in place. We have no 401k, IRA, or other retirement plan. We resent you trying to take access to our retirement away. A lot of the tenant speakers are from out of Petaluma and some even Sonoma County. We are not San Francisco or Berkeley and don't need their problems brought here.

The word "Landlord" should not convey a meaning of greedy. Rather it can reflect seniors who have worked long and hard for investment for their later years in life. Tenant advocates need to understand that landlords are not as a group, greedy or uncaring. Our family looks at own rental property as a second home. We respect our tenants and hope they care for our property as we would our own home.

The wording on this survey is confusing

There are enough laws that already protect tenants rights. Focus on Affordable Housing!!

There are enough protections for tenants with TPA. We don't need to over regulate as it will just make housing availability in Petaluma worse. Not all land lords are giant corporations that can withstand the over regulations you want to implement.

There are many folks who purchased property as part of their retirement at a time when there were not all of these laws in effect. They are either counting on the income from the rent or plan on moving back into their home at some point. They are being unfairly treated by the current TPA laws. Homeowners who are renting should be aloud to sell, remodel and re-rent at a higher price or move back in without being penalized. They should not have any obligation to offer a previous tenant to move back at the same rent they were paying in the past. If Petaluma has tighter laws and restrictions, investors will not purchase property in Petaluma. They will buy in other cities. With the current California TPA laws people are buying investment property out of state as well.

There are substantial costs and risks for being a Landlord, not everyone that is a Landlord is rich. Placing undo added costs and burdens on a Landlord could cause them to lose the property all together.

There is no data provided to prove the effect of the state program or short term local program, nor has there been sufficient historical evidence to compare results. This entire exercise is horribly premature and runs risk of actually damaging any possible long term solution. If we choose to proceed anyway, there should be sunset clauses requiring specific results to continue. I am sincerely against our city being a shotgun test lab that will become the focus of both sides campaigns.

There is not a problem in Petaluma's single family home rental market that requires additional regulations. The regulations should apply to apartment complexes as they are abusive. Many comments at meetings by tenants are for things already illegal and enforcing existing laws would help. Other things that were complained about would not be helped by these new regulations. Statistics don't lie. The Regulations are short sighted as owners will gradually leave the rental market and exchange for properties in areas that treat landlords better.

Attachment 4

There is so much data that shows this ordinance will do more harm than good for our rental market. I urge you to let this ordinance sunset for the betterment of everyone. Thank you!

There needs to be a good balance between tenant protections and landlord protections, and I think the existing state rules are already fair and achieve that. What is being proposed here just feels like an attempt to be punitive to small landlords and would be unbalanced. Small landlords want nothing more than great, long-term tenants, who take care of the property, and many of us reward excellent tenants by allowing rents to fall below market rates during a tenancy to encourage great tenants to stay. But if a tenant is not behaving positively (and most issues have to do with tenants creating complaints from neighbors and the community), I don't think it's unfair that those tenants bear the market costs or, where the situation rises to a certain level, have their tenancy terminated. Tenants also need to be good community citizens, and these rules would appear to remove any incentives for tenants to be good community members and renters. Whether someone is a teacher or not isn't really relevant. Why teachers and not fire fighters or nurses? Why not someone's private nanny if their job depends on having that care provider? To be honest, adding teachers into the policy looks cynically political--it suggests that the authors suspect this policy would be unpopular on its own merits and are gambling that people won't want to vote against teachers, so that's being stuck in there for political reasons. That feels a bit manipulative. From the perspective of a small, responsible, long-term landlord and someone with long connections to Sonoma County, this proposed rule is creating the conditions where the risk of renting a personally owned SFR probably outweighs the rewards. When you do that, good landlords start removing properties from the rental market. Corporate landlords carry on. I see this policy as create a perverse incentive that the state rules carefully avoided.

There should be an expanded timeframe by which owners should notify tenants of a rent increase; ideally 90 days or more so tenants can plan better for potentially needing to move, change schools and incur additional expense.

There should be no additional protections by Petaluma. You offer no protections for the landlords.

There should be no additional restrictions by Petaluma beyond the State TPA

There will always be bad actors on both landlord and tenant sides, but in general, a landlord has no reason to mistreat a tenant who is acting in good faith. Be careful not to restrict landlords right out of Petaluma at a time when we need more rentals.

These changes are not fair or reflective to all the things that cause increasing in the day to day events. For example, the tenants purchase expensive cars, increase their debt and don't pay the rent. Also the 5% increase of homeless is NOT a true figure. Many of the homeless come here on buses from other states and areas. When people can't afford to live here, is not the LANDLORD who needs to be the one who suffers to care for them and cover their shelter. If they don't like it, move, they are not a tree!

These proposed measures go way too far. The state-wide measures already go too far, and adding these additional one-sided protections create a huge imbalance. "Mom & Pop" landlords cannot afford these restrictions.

Attachment 4

<p>These proposed rules are heavily in favor of renters and punish landlords. Most of these are ridiculous. A renter should not have more rights than the owner of the house.</p>
<p>These proposed rules take away my rights as a property owner. Why should I have to pay someone to leave my property. 60 days notice should be adequate. Also not being able to cancel a lease when children are in school does not seem like an adequate reason not to evict a tenant who is not paying rent/conducting illegal business or not following the contract agreed to when they signed the lease. The tenant should understand that there are consequences to bad behavior, just as there are consequences to me if I do not keep the property in good condition as is my part of the contract.</p>
<p>These protections are not bad. Petaluma should obey California state law.</p>
<p>These protections were meant to be temporary and enacted during emergency conditions. These restrictions are clearly overriding the terms of a legal contract signed by both tenant and landlord and need to be terminated now that all other Covid government restrictions and protections have been lifted. Government entities should stay out of private contractual agreements. If Petaluma makes rules and regulations that severely limit a landlord's right to evict a tenant for just cause, then many will sell their rentals resulting in even less rentals on the market. This is just another example of something that started as a good idea and served a necessary temporary emergency need, but now needs to stop.</p>
<p>These questions were not worded well.</p>
<p>These regulations are examples of government overreach. The source of these onerous regulations is the shortage of rental properties. The reason for the shortage is local government (City of Petaluma) over-regulates the building process. In an effort to address the problem of a housing shortage, the city's response is to unfairly burden landlords by undermining financial viability of rental housing. The government causes the problem, then imposes unfair regulations on landlords to solve the problems that were created by the government.</p>
<p>These regulations will make any sane landlord flee Petaluma and reduce the amount of rental units.</p>
<p>These tenant rights substantially harm property owners and the ability to own rental properties with financial hardships on the property owners. This will create a situation where no one will want or be able to own a rental property in Petaluma or possibly even Sonoma County thus creating a situation where there will not be enough rental units available for those in need. These protections are also completely unfair and lopsided toward tenant rights and none toward owner/landlord rights.</p>
<p>These unfair restrictions and regulations on property owners will do nothing but discourage future development which will exacerbate the housing shortage and further drive up rents as more people compete for fewer rental properties. I am an individual that owns a single family home rental property and I rely on the rents for my retirement income. This hostile view towards mom and pop property owners such as myself will likely cause me to remove this property from the rental market or sell it to an owner occupant.</p>

Attachment 4

This "survey" is essentially flawed and one sided violating the rights of small business landlords and designed to put them out of business, it will dramatically decrease the number of rental properties as a direct result, increase participation of major corporate rental companies, increase rental costs at taxpayer expense for inefficient government "programs". Let's kill locally owned businesses at the expense of politics, corporate interests and more government intrusion into our lives - go Petaluma!

This additional "Petaluma Ordinance" is going to reduce the supply of houses for renting. Landlords like me are afraid of renting houses out and considering selling them or not renting at all to avoid lost. You will see a shortage of renting units. With the housing shortage, rents will climb higher and more renters not able to rent houses.

This city council is so enamoured with the concept of equity. However these council members never provide a significant portion of their income to this cause. Furthermore, will they offer their homes for a very small rent to people less fortunate than themselves? Would they let these tenants lay waste to their home and then when that tenant decides to leave, will they pay them the money to relocate? Or let's say these tenants choose to sublet at a below market rate. You have no choice in who they rent to. It could be a murderer or rapist and you would have no control. This sounds absurd, however this is exactly what you are asking the landlords of Petaluma to do. We have been ma and pa owners of one family residence for over 40 years and we rely on that income in our retirement. We have never had issues with tenants, we treat them with the respect they deserve, and now your socialistic policy is forcing us to take our unit off the market.

This feels like every new rule is all for the tenants. No mention is made about the cost to the landlords when the tenant doesn't pay rent or destroys property. There is no way to recover your losses.

I have been a landlord for 8 yrs. If a tenant wants to move before the lease is up I let them. Every time a tenant moves it costs me money, I want them to stay.

Right now I have a tenant that signed a lease about no pets and then brought in two dogs, so called therapy dogs. I have carpet in the house and I'm wondering the condition when they move.

I feel like these rules are so bias that I won't have control of my own property. These rules will make it more difficult to rent your property. Maybe I'll move a relative in and there will be one less house on the rental market.

This is a crazy situation. Many landlords here in Petaluma own one rental house. These new rules will make it not worth renting our house out and there will be even bigger lack of housing! These protection rules should apply for multi unit housing, apartment buildings, legal entities owning multiple rental units. This is devastating for single house landlords like many of us are.

Attachment 4

<p>This is a terrible survey. Many of these issues are far more complex than simplified bias questions having multiple choice where the first choices promote a bad outcome. Petaluma should craft policies causing rentals to be more affordable and accessible, not by making rules which will raise the cost and force landlords to rent to most qualified. If a landlord places the wrong tenant the remedy will cost tens of thousands of dollars which is bad for everyone</p>
<p>This is about stability for the working people and renters of Petaluma, which is the vast majority of the residents here.</p>
<p>This is an outrageous taking of landlords property. Small landlords have suffered because of the pandemic & the non evictions rules. This will cause landlords to sell their rental property to people who can afford the price or simply stop maintaining the property. These questions are giving the landlords no protections & the tenants everything!</p>
<p>This is an overreach by the City of Petaluma. Owners are being handcuffed. These should only be for apartment complexes within the City of Petaluma. The TPA already sets tenant rights and obligations. The City should not need to reach further. Mike Derby, Westgate Real Estate Agent for 35 years Owner and Landlord for over 25 years.</p>
<p>This is an unnecessary ordinance. As a housing provider in Petaluma, I care for my tenants and my property. I would not ask my tenants to leave unless I had a personal need for the home (to live in) or to sell. I have had tenants in the past move people in the home that were not on the lease and caused a huge parking issue in the neighborhood. My neighbors informed me of the issue, and I asked the tenants to remove the family members or move. They told me they did but then the neighbors informed me that they did not leave. in this case, I just asked the tenant to leave rather than getting into an argument about if their family had moved. That was over 15 years ago and I haven't had a problem with any of my rentals. Please, do not extend this ordinance. It will hurt good tenants as owner decide to sell rather than rent the home.</p>
<p>This is B.S.. #4 is misleading, very typical of Petaluma and it's crap. I took my rental off the market. You think you're Berkeley. You are violating anti-trust laws</p>
<p>this is going above and beyond what is already in place with AB 1482; which has enough protections for tenants. Owners should not be forced to keep bad tenants and should be able to remove their property from the market as they choose. We do not regulate other small businesses as much as income properties. This is just not right, and more housing will be coming off the market if we force outrageous regulations and take away owners' rights to their own properties. Imagine if we force all small businesses to only go out of business for particular reasons, this new proposal by the City Council is completely ludicrous.</p>
<p>This is not necessary. Nothing is broken. These new rules are a burden to home owners, and the unintended consequences are owners will get out of market.</p>
<p>This law is unneeded as the CA TPA already protects tenants. This is a major overreach.</p>
<p>This ordinance needs to expire. City of Petaluma will do more harm with these purposed changes.</p>
<p>This ordinance is all wrong and is going to tenants and owners against each other and the city should not be the tenant police .</p>

Attachment 4

<p>This ordinance is completely unfair to housing providers and will ultimately damage the supply and demand balance for landlords and tenants. Please eliminate the ordinance in its entirety.</p>
<p>This ordinance is unnecessary and puts a burden on me as a landlord. I'm a Senior with no pension and rely on the income from my duplex to supplement Social Security.</p>
<p>This ordinance needs to go away completely</p>
<p>This ordinance removes most owner property rights. The City should pay relocation fees if they want. They should also purchase the units from owners if they want affordable housing.</p>
<p>This ordinance should expire on July 1, 2023. The TPA already offers tenant protection.</p>
<p>This Ordinance should expire on July 1. The TPA already offers tenants protections.</p>
<p>This ordinance should not be a thing to begin with. Too many flaws and obviously not written by someone who is truly knowledgeable in the field.</p>
<p>This ordinance will require me to increase my rents, once a tenant moves, I will be selling my investments properties and investing in an area without restrictive ordinances. I believe the restrictions of the ordinance are short sighted and will eliminate many of the single-family rental homes in our city.</p>
<p>This ordinance is not needed in Petaluma, the TPA provides enough rights for tenants. You have been given the facts and they prove this is unnecessary. Keri Michelucci Property Manager for 6 years, homeowner/landlord for 19 years.</p>

Attachment 4

This proposed Petaluma ordinance above and beyond the state ordinance already in place is absolutely UNNECESSARY, the state ordinance is sufficient enough! The current interim ordinance about to expire was created to serve under emergency conditions, which is very understandable for that period of time. Now some people think it's a good idea to take advantage of the situation and rush to make a temporary solution that highly favors tenants turning it into a permanent nightmare for landlords; rather than give careful and balanced thought and consideration for a plan that is fair for BOTH tenants AND landlords..that is if any additional plan is necessary at all, and it is NOT necessary because the state has a comprehensive ordinance in place already. Petaluma must know that you cannot just throw a random blanket ordinance on this situation. There are so many levels of challenges that we landlords face on the daily, there must be considerations and strong and fair protections for us against bad tenants as well, without intimidating the well-meaning landlords like me. And there must be consideration that there are various types of landlords, we are not all the same! There are rich corporate landlords; hit them up and leave us ma & pa single home landlords alone, again state ordinances cover us all well enough. And for us landlords that are fair and have not committed any questionable actions against tenants, REWARD US by providing incentives rather than punishing us along with the bad apples. Give us a reason to continue contributing to the substantial supply of available rental homes in our community. Should the ordinance in question be allowed to prevail, I will for sure will feel compelled to simply remove the home I inherited from my parents (my childhood home) off the market for my own personal and family use forever. Unfortunately seniors who have been relying on this income, not to get rich, but simply for their own livelihood, will have their financial futures threatened, so they will be intimidated and forced to have to consider this decision as well. I'm confident that if this proposed ordinance passes, a great majority of (especially) single home landlords will back their homes off the market, worsening the inventory of rental homes, that makes no sense. Petaluma will be shooting itself in the foot if this additional ordinance above the state ordinance already in place should pass. Let's be smart and think this through properly! NO on this new ordinance.

This questionnaire makes me rethink wanting to put my house up for rent and just sell it to the highest bidder instead. I can not afford to have someone living in my house rent free, no matter what the reason. If someone is going to rent my house, they should have to pay the agreed on rental price, if they cannot pay then they should find another place to live that they can afford.

I pay my taxes and work hard every day, everybody else should do the same. This survey makes me question who's in charge of our once great town.

This survey failed to ask if a landlord plans to remove their property/rental unit from the rental market because of the City of Petaluma amendments to the TPA. My answer will be YES, I plan to remove my property from the rental market. Please read this comment out loud at all your next workshops.

This survey is confusing and may not yield clear results in my opinion

Attachment 4

This survey was confusing, and I have already watched the recording of the workshop and am pretty educated. When I was checking boxes under which provisions should be retained/removed and exempt/covered, I wasn't 100% sure that I knew what those terms meant or if this was a case where "retained" meant get rid of it. Maybe some plain-speaking examples would be helpful? Like "Asking to retain failure to pay rent as a just cause lease termination means that Petaluma would continue to include it." If that's even what that means??

This survey was incredibly confusing. Companies/ people who make their living from renting multiple units/homes should be obligated to treat tenants fairly and not evict them in order to jack up rents etc. Many of the proposed protections, if applied to someone who owns just one house and is renting it out while, say, caring for elderly family, would be so onerous I cannot imagine accepting the risks and liabilities. I would have to sell. Why not look for ways to incentivize reasonable rents? Why not disincentivize companies that buy houses with the sole intent of making as much money as possible? There is a huge difference between property companies and an individual who rents out just one home.

This whole thing is socialism! As long as the tenant is given proper notice. They should leave. It is the homeowners property. This needs to STOP! I can't believe this is even being taken into consideration.

This whole thing is unfair to landlords!

This will raise my costs. I will start raising rent every year versus rarely raising the rent. Restrictions are also an incentive to remove my rental from the market. Does Petaluma really want to be another Portland or San Francisco?

This wording is confusing. It took me way too long to figure it out!

Through all this period of debate, I have yet to read a single narrative about mistreated tenant rights. It seems like a lot of effort to fix a problem that is unclear. I do not support Petaluma being more restrictive than state law requires.

Time and again throughout history rent control has provided limited protections for tenants and in every case made the rental market worse. It will cause many units to be removed from the rental market and rents to increase. A "good" landlord that has never raised the rent in years for a "good" tenant will now be forced to raise the rent at every opportunity to the maximum amount allowed by law to keep up with the market since they cant adjust when a tenant moves of their own accord and a new tenant comes in. I already know small 1-2 unit property owners that evicted their tenants when they heard this might be coming and sold the homes removing them from the rental market. Why cant we learn from past mistakes?

Attachment 4

To Petaluma City Staff,

I write to you today with sadness, frustration, and fear. These emotions are a result of sitting in on Wednesday evening's entire, "Tenant Protections" workshop. It's extremely obvious there are many experiencing those same emotions on both ends of the spectrum.

We know there are bad actors in all walks of life. It's very important not to stereotype. We also know that current events and conditions have taxed the system to extremes across the board. Many continue to tread just to keep their heads above water, both physically and emotionally. We as tenants, rental property owners, and people in general fight daily to keep this from becoming our new norm.

We're told that we have to stay informed, but in doing so we bring constant negativity to our lives. So much of what we're exposed to daily are stories of people doing bad things to each other. Good Samaritan stories come to light, but far too few in comparison. Because of this exposure, we're left with a constant weight of negativity.

All tenants are not bad actors. All rental property owners are not bad actors. This should mean that all tenants are not punished for the bad actors in the tenant group nor should all property owners be punished for the bad actors in the property owner group. Simply, we should not punish the entire class due to the poor choices of a percentage of the class. In doing this, we also fail to recognize all who are thriving.

I believe what needs to be presented as a solution needs to be constructive, not destructive. The approach being taken seems to represent cutting off a nose to spite a face. I would think that Petaluma is a city that can be an example of what to do, as opposed to what not to do. It takes a great deal of time and effort to provide accurate information to make important educated decisions. Yes, easier said than done but a successful outcome is key to all concerned.

I can only hope that "my side" and "your side" can come together to generate constructive tools and solutions to the very important issues at hand. Sadly, we have become a society that finds it difficult to listen to each other. Please lead wisely and avoid creating a means to an end. I encourage you to be proactive, not reactive, and open doors that can help the community thrive as a whole.

Californians have dealt with the effects of drought, wildfires, severe storms, and many other natural disasters, as well as the pandemic. I urge you to avoid implementing a disastrous solution that will ill affect the livelihood of many current and future people of Petaluma. Please don't paint the Petaluma community into a corner, as these decisions when finalized will have a tier-down effect on Petaluma as a whole and not just on current tenants and rental property owners.

In closing, I'll leave you with the following quote. "My mission in life is not merely to survive, but to thrive; and to do so with some passion, some compassion, some humor, and some style." Maya Angelou.

Attachment 4

Respectfully,

Yvonne Weiler

To pile on more rules and regulations on top of the ones required by the state of California will be excessively burdensome to the landlord. Thank you.

Too much ordinance/ too much bureaucracy doesn't help anyone. Landlords have to have protection as well. No ordinance should be one sided. Some of the outliers should not be the cause for unnecessary rules/ regulations

TPA have been enough during time of need. That time is over. Punishing law abiding home owners by eliminating their ability to rent, sell, or leave vacant their legally owned property as they see fit are not the rights Petaluma or the State should further infringe.

TPA is good enough

TPA rules and Petaluma proposed rulings are at the least totally unfair to the landlord.

Attachment 4

<p>TPA rules are already exceedingly generous. To attempt to go beyond them is not appropriate. Doing so will continue to discourage responsible Petalumans from renting their properties out, therefore, ironically reducing supply. We should not encourage an environment of squatters rights. It feels like Petaluma is becoming more extreme in how it operates, which is alienating a significant portion of the population. I already have several friends who have moved & more who are considering it. It is important that even politically, we are a city for all, not just those that think one way. Accordingly, moderate decisions should be the norm in the majority of circumstances. Thank you.</p>
<p>TPA takes away many owners' rights already. These should be revamped also, not added to by Petaluma. Petaluma's does not need to add to those excessively restrictive regulations.</p>
<p>We already do not have enough housing, if mom and pop renters get discouraged and decide to do something else with investments, it will be much worse. Thanks, we wrier tenants once also.</p>
<p>We are a 71 year old couple with a rental home. We do not want to be further restricted beyond current TPA rules. Should we become ill, should our financial situation change and we need to make changes in our current living situation, should we wish to sell our primary residence and move into our smaller low maintenance rental property, we would like to have these options without the onerous conditions being proposed in Petaluma. We are worried that we should sell now and invest outside of Petaluma. Single family dwellings need no additional protections. Please continue to follow TPA regulations and save us all worry and concern. This is not what Petaluma needs or wants. We have invested our savings and continue to keep our property in good condition, and treat our tenants with courtesy and dignity.</p>
<p>We are a single family landlord, property is in Rohnert Park, if I even hear of them doing something like Petaluma I will immediately sell the property and I am sure others will too. This will eliminate housing. This ordinance takes away the personal property rights of the owner. We pay a mortgage, taxes and have worked hard for this investment. We are (like most landlords) good landlords, take care of problems, have raised the rent once in 3 years because we appreciate our good tenants. Most landlords are like us. The people you are hurting are the small guy, the corporations will stay in business no matter what you do.</p>
<p>We are being evicted after 8 years of good tenancy and my granddaughter goes to local high school. I asked him if we could pay more \$400 and sign a new lease for 2 more years until she graduates. He said no.</p>
<p>We are over age 65 and have rented a single family home for 10 years. In the case of no-fault evictions, we applaud the inclusion of non-owner occupied single family homes and the additional protections for seniors (one year notice) in the ordinance. We implore the city council to extend the ordinance as written and retain these specific protections for seniors.</p>
<p>We cannot have homes only coming available in the summer months. Demographics for Petaluma rentals are mostly families with school age children. This will cause chaos.</p>
<p>We don't need any more government rules. Enough already.</p>
<p>We don't need this Ordinance in Petaluma. Most tenants are covered under the Tenant Protection Act (TPA)</p>

Attachment 4

<p>We have been landlords for many years and believe in fair and reasonable rules and regulations with relation to both private property rights and tenant rights. We also appreciate the effort to ask for public input instead of the city council deciding for us as they are clearly not equally divided between tenants and landlords.</p>
<p>We have great relations with our tenants, we've had them for 6+ years. The new proposed rules treats us as enemies. Please don't pass this.</p>
<p>We have lived in Petaluma for 38 years and are now retired. We have an ADU that we rent mostly to traveling healthcare workers. We depend on the income for our retirement. The renter currently in the unit is 66 and has been offered a full time job. He would like to stay in the unit, and we would like him to stay. The ADU is within our homes footprint and in the past we have let our children live in it. We would like to keep this option open. However, the rules as written would require us to pay the tenant 150% of the rent and give him a full year notice. Since the entire state is trying to promote housing this entire regulation seems to discourage landlords. Petaluma residents are encouraged to build ADUs for infill then are saddled with this unnecessary law. Any Petaluma specific rental regulation should exempt ADUs.</p>
<p>We have lived near good tenants and bad tenants. It is important to find a distinction between the two.</p>
<p>We have no problem with tenant's rights in Petaluma. Stay out of what is not broken. 80% of available units terminate their lease on their own in order to relocate or purchase a home. A private property owner with a few rental homes should be able to terminate a lease to sell or improve a property without the City's interference.</p>
<p>We hope we are considerate landlords but do feel we have some rights as to who occupies the property and how it is being cared for. We also feel that if we decide to sell our one rental unit, we should not be encumbered by regulations that make it almost impossible for us to do so...we are in our 70s and don't know what the financial future holds for us.</p>
<p>We need more rental units available. If laws are to restrictive landlords will sell properties.</p>
<p>We need to find a balance of protecting landlords' and tenants' rights. While a property owner should have ultimate control of their property, especially if they live in the unit or an adjoining unit, who has, and has not had historic access to purchase property in Petaluma shapes the rental economy greatly. It is not uncommon for minority status renters and owners to be unfairly targeted for racially framed issues of nuisance (complaints about Spanish language music on the 4th of July, etc.) Being forced to move is an expensive penalty for the renter; one month of rent doesn't cover the unexpected costs. If there is no just cause for eviction, the landlord should be required to mitigate those expenses. If concerned - they should build the expense into the rental cost just as they would property taxes and upkeep costs.</p>
<p>We need to limit or stop Air B & B rentals! So hard to find a place to rent!!</p>
<p>We need to remember without landlords, we don't have renters. We need to protect landlords and their rights to protect their properties</p>

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<p>We own two rental homes in Petaluma. When current tenants move out, we will sell. This punishing burden on landlords is too much for us. Why would anybody want to own a rental home in Petaluma anymore?</p>
<p>We should follow the state guidelines!</p>
<p>We should not extend this ordinance. We will sell our rentals if it does extend. This is one sided and completely unfair to the landlords.</p>
<p>We supposedly operate one of the most successful economies of the world by being a market economy of fairness. There are bad landlords and bad tenants. It is imperative to protect BOTH. It is unfortunate that in a supply and demand economy we are short on supply and that can cause unfairness. I appreciate the City making this survey.</p>
<p>What happened to our Small Town Petaluma!? Liberal Politics are now ruining it here.</p>
<p>When you enact these rules you harm good landlords.</p>
<p>Where are the landlord protections?</p>
<p>While I am currently a landlord, I was also a tenant for most of my life. I am not unsympathetic to the needs of tenants and the difficulties they face when renting in Sonoma County. My husband and I recently purchased a duplex in Petaluma in order to provide housing for our three adopted sons once they become adults. They are autistic and will likely struggle to be independent. While our duplex is currently rented to tenants, at some future point, we intend to evict one or both of our tenants so that our autistic sons can live there.</p> <p>I believe that the City of Petaluma inappropriately places the burdens of providing affordable and stable rental housing on the backs of small landlords, like my husband and me. The solution, however, to the rental crisis should target the actual cause of the problem: institutional investors and private equity firms who buy up much of the rental property in our county, often with cash offers, which prevent middle-class people with pre-approved loans from competing with them for the purchases of homes. https://www.propublica.org/article/when-private-equity-becomes-your-landlord).</p> <p>I understand that the City of Petaluma may not legally be able to curb home purchases by private equity firms, but they could at least shoulder those landlords with the brunt of these new protections, exempting small landlords. And for the record, my husband and I make NO money on the ownership of our Petaluma duplex. After paying our monthly mortgage, annual taxes, and making any necessary repairs, we still are unable to break even.</p>
<p>While I firmly agree that tenants need protections, taking rights away from homeowners/landlords isn't the correct answer to the problem. No one should be punished - financially or otherwise- for their legal business actions. This ordinance will make doing business more difficult and drive rents up to cover potential costs. Think through the unintended consequences!</p>

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<p>While responsible tenants deserve protection from rapacious landlords, we need to be careful to avoid making the building and/or ownership of rental residential real estate an unattractive proposition in Petaluma. (For clarity, I DO NOT AND DO NOT INTEND TO own, or have any other interest in, rental residential real estate.) Always keep in mind that the road to Hell is paved with good intentions.</p>
<p>While tenants do deserve respect and protection from predatory businesses, these ordinances unfairly and unduly burden small business owners. And in some cases border on illegally interfering with ownership rights. The most egregious would be allowing a tenant to sublet without the owners permission. Perhaps the city council should rethink its stance on who they actually represent.</p>
<p>While the intended purpose of Petaluma's ordinance is to keep residential properties in the rental housing stock, the ordinance will have the opposite result for the property I own. Upon my death, my assets are to be distributed to my surviving spouse and 4 adult children. It is important to me that they will be able to liquidate real property assets and distribute cash proceeds within a reasonable period of time. The local ordinance could result in my heirs having to either become landlords for more than a year or sell only to an investor buyer, which may result in devaluation of the property. To avoid that potential burden, if and when the current tenant voluntarily vacates this property, I would be inclined to renovate it, offer it for sale, and complete an exchange for a rental property in another city that does not have restrictions like those in the Petaluma ordinance.</p>
<p>Why aren't units of single housing, owner that is legal entity that is the landlord but rents the house with more than 2 rooms? I rented a 2br/2ba single family house and it seems these protections don't apply in this case. My rent could be raised whatever amount the landlord wanted.</p>
<p>Why is Petaluma trying to supersede the laws already in place? Any council member who brought this up should be removed!</p>
<p>Why would anyone rent their property with these regressive rules. Renting is a privilege not a right</p>
<p>Why would owners provide a much needed service in Petaluma, if you want to add to California's already strict rules? I am a landlord in a different county, just as an FYI. I believe most landlords just want good tenants and respect the rights of all concerned.</p>
<p>Will there be some ordinance making it easier to build rental units? In-Law/Granny Flats?</p>
<p>Wish Petaluma would stop trying to be SF. The over-reaching additional rules are intrusive & unnecessary, especially for landlords owning only one house/unit. Way too easy for those owners to get screwed with a bad tenant/rental situation. Not to mention my house is MY house. I have earned the right to rent/re-rent (at reasonable cost)/sell when my life circumstances require. If not, I will sell it at market value, & you lose yet another rental property to micro-manage. Back off.</p>
<p>You are creating a program where no problems exist</p>
<p>You are going to cause us all to sell our rentals (we worked our asses off to buy) and invest our money in other towns or states. If you pass any of the BS you talked about at the meeting my whole extended family will be selling and buying in another state. Total number of houses will be 10, you'll lose the rental and the tax income</p>

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You are going to lose the cheap rentals ADUs and shares and rooms with this. It will cause more homelessness when these units are off market. I have rented rooms in my home for close to 40 years. I wont any more. It is too big a risk. And too big a burden for me. Large corps won't have a problem. It will be a nuisance for them, but they aren't renting to the marginal folks like those unable to afford an apartment. You should change zoning to allow tiny home parks and make developers intergrate more low cost, really low cost studios with their new developments. Stop wasting money on temporary housing in hotels, and build REAL low cost housing and stop making non corporate landlords pay the price. I can't believe this. And I am a flaming liberal but this is just sad.

You continue to reflect an extreme BIAS towards the tenant as was stated at the meeting attended by Landlords a week ago.

You guys are unbelievable. As a taxpayer in petaluma there is literally nothing I care about less than this, and nothing you as a city government that you could do to convince me you are out to lunch than an initiative like this. Please get a clue. Have you looked at the river near the milk factories lately? It's a disgrace. I'm so ashamed to live in a town with such idiots in the local government. Why don't you all open your homes to people who don't want to be good tenants.

You should be focused on building more housing, not hampering investments in housing

Your primary assumption is that landlords will treat tenants unjustly with our your help. This assumption harms petaluma's best landlords.

My daughter lived as a tenant in NYC rental properties for 10. No one would accuse NYC of being short on rules for landlords. Many would accuse NYC of being very long on substandard rental properties. For that matter, Petaluma city council might examine some of the problems San Francisco has caused itself.

Your proposed rules will ruin lives of Tenants and Landlords

Your questions are too vague. Eg # 11) The tenant shouldn't have to move before permits are issued, but if you wait until the permit is issued to start eviction, it may take months for the tenant to vacate, and then bids would be void.

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YOUR RIGHT AS A TENANT

Do you rent a residential unit in the City of Petaluma? If so, then you should know about new rules that may protect you from some evictions, provide proper notice for evictions, and/or pay you money to cover relocation costs when you are evicted.

The City's Residential Tenancy Protections (Tenant Protections) were adopted on September 12, 2022 and took effect on October 12, 2022. To learn more about the Tenant Protections in Petaluma, [click here](#).

The Tenant Protections require Landlords to provide tenants with this Notice of Tenant Rights: [English](#) | [Español](#)

Notice of Tenant Rights must be provided to tenants:

- Within 30 days of Chapter 6.60 taking effect, or by November 17, 2022
- When renewing a rental agreement,
- When entering into a new rental agreement,
- When providing notice of a rental increase,
- Within 30 days after the City has amended this notice and provided a landlord the new notice,
- Before terminating a rental agreement
- Before selling a rental property, and
- Within 30 days after buying a property.

Landlords CANNOT raise rents or terminate a tenancy until this notice has been provided to a tenant. The Tenant Protections also provide the option for tenants to defend against a rent increase or tenancy termination. If a tenant is successful, they may recover their attorneys' fees and other costs from the court.

-If you are providing additional protection for tenants, where is the information that justifies this act, and the costs associated with it? Where is the additional protection for landlords? This ordinance implies that all landlords are predatory, evil business operators. Rather than penalize the few, you appear to, instead, build an entire infrastructure around implementing ordinances and consequences to punish people for providing rental homes to the community. Where is the information of cost associated with this proposal? Where is the information projecting how many rentals will be lost (or gained) as a result of this ordinance?

PROPERTIES COVERED BY THE CITY'S RESIDENTIAL TENANCY PROTECTIONS

The City's Residential Tenancy Protections apply to all residential rental properties in Petaluma where a tenant has lawfully resided for a continuous period of six months or more, except:

- Dwelling units that are owned by a government agency; or that receive rent subsidies from a government agency so that the tenant's portion of the rent does not exceed thirty percent of household income;
- Dwelling units in developments in which at least forty-nine percent of the dwelling units are subject to affordable rent deed restrictions in accordance with state law;
- Dwelling units with tenant managers; and
- Dwelling unit that is the owner's primary residence that they share with the tenant.

--I am now holding a property that I was preparing for rental, and will not release until I know

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what the City will do. If the ordinance is to go through, I will sell that property for whatever the market bears, or seek any other option at my disposal. I will be 62 in about a year- where is my protection to retain my property and rent it out, in compliance with California law, to provide for our retirement? It is wrong to do this to mom & pop rental providers, and all such properties should be exempt! this whole ordinance should be scrapped, in favor of the California TPA.

The City's Tenant Protections take effect after a tenant has lawfully and continuously resided in the unit for at least a year for:

- Accessory Dwelling Units and Junior Accessory Dwelling Units as defined in the City's Zoning Ordinance; and
- Units on the same property where the owner resides

PERMITTED REASONS FOR TERMINATING A TENANCY

In some cases, landlords choose to terminate residential tenancies for reasons related to actions taken by the tenants. Qualifying reasons (called "For Cause.") are:

1. The tenant fails to pay rent within three days of receiving written notice from the landlord demanding payment.
2. The tenant continues to violate material terms of the rental agreement after the landlord's written notice to cure.
3. Tenant conducts illegal activity that during the tenancy at or within a thousand feet of the rental property.
4. Threat of violent crime made by a tenant or at their direction to any person who is on the rental property or to the landlord, or to the landlord's agent.
5. The tenant or tenant household creates or permits a nuisance at or within one thousand feet of the rental property after the landlord's written notice to cease, and a reasonable period to cure the nuisance.
6. The tenant fails to give the landlord reasonable landlord access to the rental property after the landlord's written notice to provide access.

Under the City's Tenant Protections, landlords can terminate residential tenancies for reasons that are not the fault of the tenant (called "no-fault"). The reasons that qualify under the "no fault" terminations are:

1. Termination of a residential tenancy to permanently withdraw a residential rental property from the rental market in accordance with the Ellis Act.
2. Termination of a residential tenancy to permit the landlord or one of the landlord's relatives to reside in the property as their primary residence.
3. Termination of a residential tenancy for substantial repairs to the rental property that cannot be completed while the unit is occupied to comply with health and safety codes after the landlord has obtained all necessary permits for the repair work.

Or:

-How about this: The contract has been satisfied, and one party opts not to renew.

If you are going to do something like the above, then you should also have a provision for landlords who want to retain their current tenant. If I am forced to keep the tenant, they should be forced to stay- otherwise, there is no equity for fair practices between the parties

If a tenancy is terminated for any of the reasons above, the tenant is entitled to relocation

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benefits.

-This will incur rental increases, each year. Even 5% plus CPI will undo many tenants. Calculated on \$3000, that's \$150 a month increase, plus CPI (4.9% last year) and you're looking at nearly \$300 additional rent. People can't afford this; how is this helping tenants? This will actually upend favorable relationships, creating a divisive environment, between landlord and tenant.

Exceptions and Limitations for "no-fault" terminations:

1. A tenancy CANNOT be terminated during the school year if the tenant is employed as an educator in a Petaluma school or has a child in grades kindergarten through 12th grade.

-This will create what you would label as discrimination, but a landlord considers all aspects of an application, looking for their most suitable tenant. The definition for "educator" appears to be anyone who works on a school campus- I'm not sure if it also includes those in any kind of educational administration, but I have to assume that it probably does.

2. A landlord may not terminate a tenancy in retaliation for a tenant exercising their rights of the Tenant Protections.

RELOCATION ASSISTANCE

If Landlord terminates a tenancy without cause (to permanently remove the unit from the market, owner to occupy the unit, or for substantial rehabilitation,) the tenant is entitled to relocation assistance. The assistance can be a direct payment or credit towards payments due.

-This is counterproductive, and will cause the maximum annual allowance of rent increase, as landlords must prepare for a financial hit, should they want to exercise their rights, according to rental contracts, over their property. Now the landlord is forced into a business partnership with the city, who has more jurisdiction over the rental than the landlord

Amount of relocation assistance:

- 100% of one month of rent; or
- 150% of one month rent if the tenant household:
 - Qualifies as low income; or
 - Includes a member with a disability; or
 - Includes a member over the age of 62; or
 - Includes a child below the age of 18; or
 - The tenancy commenced prior to January 1, 2010

OTHER TENANT RIGHTS

In some cases, an Owner must re-offer the dwelling unit to the displaced tenant at the same rent and subject to the same terms as when the tenancy was terminated. These cases are:

-This is absurd and punitive, and wouldn't stand up to any other rental process, such as vehicles, entertainment venues, business rental locations, etc. How would it be, if the city adopted the same rental policies for downtown merchant spaces? People earning a living by way of renting a storefront, are in just as much need to conduct business, as they are to have a place to live. You wouldn't apply such laws to downtown, expecting commerce to flourish.

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- The property is returned to the rental market within 10 years of the time the unit was withdrawn from the rental market for Ellis Act evictions.
- If the unit was returned to the market within 5 years of the withdrawal date for Ellis Act eviction. In this case the tenant has a right of first refusal to return to the unit at a rent that does not exceed the lawful rent at the time the unit was withdrawn, subject to adjustments for cost of living.
- The owner or owner's relative fails to occupy the dwelling unit within 90 days of the tenant household vacating the dwelling unit; or
- The owner or owner's relative fails to occupy the residential unit for at least three consecutive years following the move out date.

-Again, this is punitive, in advance. People realize all kinds of mitigating factors and changes that may offer an opportunity to better their lives. With this, you are punishing landlords for the free will of their tenant, because it's "family". Tenants ALL have free will to change their place of rental, but landlords will be tracked (?) and penalized for the free will choices, outside of their control. This seems like it could be successfully challenged in a court of law.

Other concerns:

This TPA creates an extraordinary burden of re-education and administration on landlords

This TPA will likely generate an augmentation of infrastructure to Housing Management to police landlords, and all of the attendant and confusing, not fully realized consequences that would be imposed. This will likely increase taxes on all citizens.

This TPA discourages investment in rental properties by the average citizen

This TPA encourages a surge of housing sales, which will benefit Real Estate sales, homeowners who don't want to live next to renters, additional taxes to support enforcement, relocation out of Petaluma by tenants who can't afford the increases, and landlords for losing their retirement income

This TPA doesn't create additional needed housing, and deflects that fact by going on a witch hunt for landlords who can't keep up with, or understand the confusing and inter-conflicting terms of the ordinance

This TPA stipulates that a landlord cannot evict a tenant for subletting, which creates a number of problems:

- The tenant can now usurp the landlord, and sublet- gaining revenue from property that is not theirs
- The landlord has no way of vetting the subletted tenant(s)
- The subletted tenant might be an "educator", disabled, 62 years or older, ill with a terminal diagnosis- all of which is "protected"
- What protection does the landlord have?

This TPA will make it more difficult for the "educator", disabled, 62 years or older, ill with a terminal diagnosis, to obtain housing in an already tight market.

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This TPA assumes that all landlords are bad and need constant oversight and consequences to operate the rental properties that they have purchased through planning, savings, and self-discipline. It's insulting and over-reaching

This TPA assumes that all tenants are victims, or victims in the making. It will embolden, entitle, and protect the worst of them, causing more to care less for the maintenance of the structure, while protecting them under the subletting clause.

This TPA ignores the fact that judgements in favor of a landlord are often unenforceable, while the judgement against a landlord is a payday.

This TPA is, at the minimum, premature. There is no cost analysis; there is no data that supports its implementation

This TPA assumes that contractors have a fixed schedule, which will coordinate seamlessly with other contractors, and that planned work will be performed exactly as and when needed.

I am opposed to the entire amended ordinance. Our state TPA is more than adequate

Exhibit 2

Tenancy Protections Community Workshops

COMMUNITY FEEDBACK

February 1, 2023

Meeting held virtually via zoom meeting with channels for participating in both English and Spanish. Recording of this meeting may be viewed at <https://www.youtube.com/watch?v=gm97bTM0VdU>

February 4, 2023

The following is a summary of points made by speakers at the meeting. This meeting was not recorded, and these notes may not be verbatim. They are shared to provide a sense of the type of feedback received.

This meeting, held in person at the Petaluma Community Center, was translated into Spanish for those in the audience wishing to participate in Spanish.

THE FOLLOWING COMMENTS WERE SHARED **IN SUPPORT** OF CURRENT PETALUMA ORDINANCE

Protections important for tenants who can't attend meetings due to work/family obligations

Moving costs can amount to \$10,000 – renters deserve to have some compensation if they are evicted through no fault of their own

Support current protections and would like to see them take effect immediately

Economy is dependent on stable housing for tenants

Relationship between tenants and landlords is not equal. Eviction can result in a downwards spiral that can result in their deaths.

Housing market means power imbalance is huge now, tenants have fewer options than in the past. This ordinance creates a more equal balance of power.

City needs a rental registry that reports landlord profit or loss margins.

THE FOLLOWING COMMENTS WERE SHARED **AGAINST** CURRENT PETALUMA ORDINANCE

Not enough outreach to landlords – especially those who live out of town – many of whom may not know about these changes

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Duplexes should be exempt because the tenant/landlord/resident relationship has such a big impact on quality of life

Biased to renters

If lease was arranged prior to TP ordinance, the landlord may have changed their minds about the terms. Ordinance should be implemented at some point in the future and have preexisting leases exempt until terminated.

Unconscionable to allow renters to sublease without landlords' permission

Ludicrous to allow renters to sublease without landlords' permission. This ordinance pits landlords against tenants. Ordinance makes me less likely to rent to parents with kids or teachers. There are already existing laws that protect tenants, the City should focus on educating tenants on their rights in all languages.

City Council needs more context to make a decision that takes all data into account.

Mom & Pop landlord cannot afford to pay a tenant's last month's rent. Will not rent to protected classes under this ordinance. Had to evict 4 good tenants early because of the timing of the ordinance. Ordinance needs to be shelved.

Landlords who currently rent under market will raise their rents because they may have to pay a tenant out. You will deplete the housing stock as landlords sell their properties rather than renting them. Ordinance should be limited to rentals that are causing problems.

It costs landlords an avg of \$11K to flip a unit after a tenant leaves. To require them to pay relocation costs on top of that is a punishment. The ordinance should be eliminated completely.

This unit excludes government-owned buildings – if the City isn't willing to hold themselves to this ordinance, why should Petaluma's landlords? We should offer funding for tenants to access legal aid to take advantage of existing protections and provide relocation assistance for teachers and families with kids when they need it.

My unit is my retirement income, and it costs me significantly to maintain.

TPA protects tenants already. As a landlord, my investment in rentals is intended to be long-term.

Poor notification for these meetings: only city website, emails, and Argus-Courier.

This will increase the adversarial nature of the relationship between landlords and tenants. Law assumes that every property manager will act criminally. If the Ellis Act was enforced properly this ordinance wouldn't be necessary. Negative unintended consequences for housing market.

Ordinance that's looking for a problem that doesn't exist. TPA protects renters already. No good landlord wants to lose their tenants. This landlord will be forced to raise the rent on his properties every chance he gets to recoup costs that he will lose if this ordinance passes, whereas currently he keeps his property under market rate to keep good tenants.

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Conviction requirement is “crazy,” subleasing ability “makes no sense,” neither does “nuisance” limitations. If a tenant accumulates waste and bringing in rats, what recourse do landlords have? Also objects to limit on terminating lease of teachers or families except in June.

Landlord relays anecdote of 4 of 5 applicants to recent apartment moving because their previous landlord was selling the property. This ordinance will lead to more property owners selling to get out of the rental market. Objects to subleasing ability: Landlord should be able to know who resides in their property.

West Gate Real Estate reports 0 evictions in 20 years. Only 14% of terminations were landlord-initiated, and only to sell the property or move in themselves. They have no examples of a landlord kicking out a tenant to raise the rent.

The one time this landlord ever evicted someone, it cost him \$5,000. He does not have a pension or a 401K, just rentals, so if he had to pay a renter to relocate, he would simply remove his property from the rental market. This ordinance is punitive.

This ordinance doesn't make exceptions for landlords who pass away, when property taxes will get reassessed and skyrocket for those who inherit the property.

Stereotype that all landlords are rich, and all tenants are poor is not true.

Tenant/landlord relationship shouldn't be adversarial. Subletting ability is totally objectionable. Let ordinance expire – it's more red tape for the City, and the TPA already protects tenants.

Ordinance is heavy-handed on what it requires of landlords and will lead landlords to get out of the business.

So much in this ordinance not to like, but specifically around no fault evictions: landlords need to reserve the right to sell their properties when they get older, and that's easier to do when the property is vacant. The regulations around no-fault evictions create a burden. Doesn't object to the requirement to pay relocation costs but doesn't believe a landlord's ability to no-fault terminate a lease should be restricted. The TPA is already pretty onerous, and now Petaluma piling on new restrictions.

No landlord wants to lose a good tenant; the only reason that a landlord would ask someone to leave is because they are NOT a good tenant.

City should instead do more for affordable housing – City should build housing that they manage because it's the only way to keep it affordable. See Hamilton development in Novato.

City approves single family homes for Airbnb units but not ADUs, meaning ADU owners are subsidizing the City's housing numbers.

Questions

None

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