From: Ayala, Jose@HCD
To: Veronica Tam; Paul, Christina; Ron Whitmore; Oh, Brian; Hines, Heather
Subject: FW: City of Petaluma Housing Element
Date: Thursday, January 26, 2023 10:43:10 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
Petaluma_9.29.2022 Housing Element Draft Comment Letter.pdf

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Hi folks,

Reaching out to share public comment we received on the housing element. Has the City received any comments since it was posted on the 20th? We're wrapping up the review and will send the letter tomorrow but I wanted to check-in here. Thanks!

Sincerely,

Jose Ayala
Housing Policy Specialist
Housing and Community Development
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
HCD Cell Phone: (916) 820-1980

HOUSING IS KEY

From: Margaret DeMatteo <mdematteo@legalaidsc.com>
Sent: Wednesday, January 25, 2023 3:00 PM
To: Ayala, Jose@HCD <Jose.Ayala@hcd.ca.gov>
Subject: RE: City of Petaluma Housing Element

Hi Jose,

Thanks for this additional opportunity to comment. What I see missing from the revisions, is a lack of integration of our public comments on the following:

Program 28: Fair Housing Outreach and Enforcement

The matrix under Program 28 does not make clear what the goal and what the relevant program is. It notes that one action is to assist "an average of 300 residents annually with tenant/landlord dispute resolution, and fair housing inquiries and investigations." Landlord disputes are not fair housing issues and should not be included in this estimate of 300 persons. The number of tenants who are assisted with fair housing inquiries and investigations should be identified in the chart for Program 28. Landlord/tenant mediation should not be included here as it is not an avenue for investigation

and enforcement of fair housing complaints.

Program 29 - Tenant Protection Strategies: The Draft ambiguously states, "The City will explore a series of strategies that offer tenant protection. These may include…" several option from rent stabilization, just cause, right to purchase and right to return. The timeline for taking any of several actions is to begin community outreach to discuss various strategies of tenant protection in 2023, and adopt appropriate tenant protection strategies in 2024. This fails to take into account the recent passage of just cause tenant protections in the City, which can be included in the Draft but need not be undertaken in full yet again. The City is encouraged to commit to specific actions in a specific manner in order to meet State requirements, rather than exploratory actions.

Additionally, **Program 19: Mobile Home Rent Stabilization** could use some revision. The program only continues as is, maintain the status quo, even though it is allegedly on the City Council's agenda to be amended. It has to be amended to prevent seniors and low income folks living on fixed incomes from rent increases they cannot afford. It currently allows an annual rent increase of 100% of the change in CPI or 6%, whichever is less.

For instance, Santa Rosa and Windsor just decreased their allowable rent increases to 4% from 6% cap. An example of proposed language: "Annual rent increases shall be limited to fifty percent of the percentage change in the average CPI over the previous twelve month period ending in January or three percent of the rent charged at the time of increase, whichever is less. In no event shall a rent increase exceed three percent per each twelve-month period." Petaluma should so more than maintain the status quo on an ordinance that has not been amended since 1993!

Thanks again!

Margaret DeMatteo (she/her/hers)
Housing Policy Attorney

LegalAid
OF SONOMA COUNTY
144 South E Street Suite 100
Santa Rosa, CA 95404
mdematteo@legalaidsc.com
Cell: 415-952-6519
Fax: 707-542-0177
https://legalaidsc.org/ [legalaidsc.org]

CONFIDENTIAL AND PRIVILEGED COMMUNICATION
The information in this email message is for the confidential use of the intended recipients only. The information is subject to the attorney-client privilege and may be attorney work product. Recipients should not file copies of this email with publicly accessible records. If you are not an intended recipient or an authorized agent responsible for delivering this email to an intended recipient, you have received this email in error, and any further review, dissemination, distribution, copying or forwarding of the email is strictly prohibited. If you received this email in error, please notify us by return email and delete this message. Thank you.

From: Margaret DeMatteo
Sent: Monday, January 23, 2023 4:19 PM
To: Ayala, Jose@HCD <Jose.Ayala@hcd.ca.gov>
Subject: RE: City of Petaluma Housing Element

Hello Jose,
I really appreciate you reaching out! I will try and get you my comments by the end of day tomorrow.

Margaret DeMatteo (she/her/hers)
Housing Policy Attorney

LegalAid
OF SONOMA COUNTY
144 South E Street Suite 100
Santa Rosa, CA 95404
mdematteo@legalaidsc.com
Cell: 415-952-6519
Fax: 707-542-0177
https://legalaidsc.org/ [legalaidsc.org]

CONFIDENTIAL AND PRIVILEGED COMMUNICATION
The information in this email message is for the confidential use of the intended recipients only. The information is subject to the attorney-client privilege and may be attorney work product. Recipients should not file copies of this email with publicly accessible records. If you are not an intended recipient or an authorized agent responsible for delivering this email to an intended recipient, you have received this email in error, and any further review, dissemination, distribution, copying or forwarding of the email is strictly prohibited. If you received this email in error, please notify us by return email and delete this message. Thank you.

From: Ayala, Jose@HCD <Jose.Ayala@hcd.ca.gov>
Sent: Monday, January 23, 2023 9:36 AM
To: Ayala, Jose@HCD <Jose.Ayala@hcd.ca.gov>
Subject: City of Petaluma Housing Element

Good morning,

I hope all is well with you. I'm reaching out as the HCD's City of Petaluma Housing Element reviewer. Apologies if you've received a confirmation from HCD already (we had some staff changes and this was assigned to me a few weeks ago), but please consider this a confirmation on HCD's that we received your comments.

I also wanted to provide another venue for any comments (if you have any) given your comments

were submitted to HCD ahead of the City's submittal on 10/31. If there are any additional comments, please send to me by COB 1/25. Thank you and please let me know if you have any questions.

Sincerely,

Jose Ayala
Housing Policy Specialist
Housing and Community Development
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
HCD Cell Phone: (916) 820-1980