

**From:** [kevin guibara](#)  
**To:** [Council, City](#)  
**Subject:** Renter Protections  
**Date:** Monday, January 31, 2022 5:29:04 AM

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Dear City Council,

Renter protections hurt most tenants except those that were here first. Renter protections are damaging to the local economy and ultimately create an environment where lower income residents are not able to earn their income, but become reliant on more government subsidies. The housing market is over regulated which is why there is not enough housing. Please do not continue to make the problem worse by passing more rules.

I understand that passing a rule titled "renter protections" makes you feel good when you go home tonight, but it is actually damaging to everyone in the City of Palo Alto and makes the housing crisis worse.

Sincerely,  
Kevin Guibara  
Millennium Flats

**From:** [Emily Ramos](#)  
**To:** [Burt, Patrick](#); [Kou, Lydia](#); [DuBois, Tom](#); [Stone, Greer](#); [Cormack, Alison](#); [Tanaka, Greg](#); [Filseth, Eric \(Internal\)](#); [Council, City](#)  
**Cc:** [Mathew Reed](#); [Regina Celestin Williams](#)  
**Subject:** RE: Item 3 – Amendment to the Relocation Assistance for No-Fault Evictions Ordinance  
**Date:** Monday, January 31, 2022 3:56:26 AM  
**Attachments:** [SVH Letter RE Item 3 - TRAO 13122.pdf](#)

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Some people who received this message don't often get email from [emily@siliconvalleyathome.org](mailto:emily@siliconvalleyathome.org). [Learn why this is important](#)

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Please view the attached letter on behalf of SV@Home.

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Dear Mayor Burt, Vice Mayor Kou, and Councilmembers Cormack, Filseth, DuBois, Stone, and Tanaka:

**On behalf of Silicon Valley at Home and our members, we write today to express our support for the staff recommendation to adopt both an emergency ordinance and a permanent ordinance lowering the units per property threshold for tenant relocation assistance for No-Fault Evictions.**

There are members of this community that you can protect from a current threat of displacement by adopting both ordinances, maintaining stability for your neighbors and the communities in which they live.

The costs incurred by households forced to move from their homes are significant and those with limited means of absorbing these costs face displacement and hardship, as this council acknowledged in passing the original relocation ordinance in 2018, and as staff articulated in the Findings and Declarations for these two ordinances. While we recognize that the action taken by this Council on November 29 of last year directed staff to return only with a permanent ordinance, staff has outlined compelling reasons to support the emergency ordinance at this time because of identified tenants in properties that are facing threats of no-fault evictions today. Given the clear intent of this council to provide additional protections for these households, the risk of the City's current community members losing their homes prior to the permanent ordinance in March justifies the proposed urgency ordinance making these protections immediate.

The use of urgency ordinances to make policy is not always good practice, but the power of your Council to pass such an ordinance exists for cases just like this. We advocated for a similar urgency ordinance in 2018 when the residents of the President Hotel faced eviction without adequate relocation support. We also advocated for local urgency ordinances during the implementation of AB 1482, noting that the period between the adoption of new tenant protections and their implementation was perhaps the most dangerous period for the most vulnerable households as some landlords would be compelled to take actions counter to the intent of the new rules in the period just before their implementation. While we do not know the full intent or motivation of the property owner(s) pursuing or threatening, no-fault evictions at this time, it is common for local action to pre-empt such actions taking place just ahead of new protections, lest the council policy deliberations themselves become the precipitating event for additional hardship.

Palo Alto is a wonderfully desirable place to live, but it is also a place where many long term residents, central to the stability of your community, often struggle to remain. The research presented to you over these last months and our experience working in your city clearly shows that these challenges are particularly acute for lower-income households and Black, Indigenous, and

People of Color communities in Palo Alto. Your actions in November to prioritize and move forward with a package of tenant protection ordinances were a strong statement of your continuing support for stable communities, and we recognize it as a model for neighboring jurisdictions.

As we work collectively to refine and finalize the other ordinances you have endorsed, we urge you to take immediate action today in passing the urgency ordinance as well as the permanent ordinance extending relocation assistance to protect more of your community members at-risk of displacement today.

Sincerely,

Regina Celestin Williams

Executive Director, SV@Home

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Emily Ann Ramos

Preservation and Protection Associate, SV@Home

650.468.0493 | [emily@siliconvalleyathome.org](mailto:emily@siliconvalleyathome.org)

350 W Julian St. #5, San José, CA 95110

[Website](#) [Facebook](#) [LinkedIn](#) [Twitter](#) [Become a Member](#)

January 31, 2022

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Regina Celestin Williams  
*Executive Director*

Mayor Burt and Councilmembers  
City of Palo Alto  
250 Hamilton Avenue  
Palo Alto, CA 94301

Dear Mayor Burt, Vice Mayor Kou, and Councilmembers Cormack, Filseth, DuBois, Stone, and Tanaka:

**RE: Item 3 – Amendment to the Relocation Assistance for No-Fault Evictions Ordinance**

**On behalf of Silicon Valley at Home and our members, we write today to express our support for the staff recommendation to adopt both an emergency ordinance and a permanent ordinance lowering the units per property threshold for tenant relocation assistance for No-Fault Evictions.** There are members of this community that you can protect from a current threat of displacement by adopting both ordinances, maintaining stability for your neighbors and the communities in which they live.

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January 31, 2022

RE: Item 3 – Amendment to the Relocation Assistance for No-Fault Evictions Ordinance

Page 2 of 2

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Sincerely,



Regina Celestin Williams  
Executive Director, SV@Home

**From:** [Deborah S Rose M.D.](#)  
**To:** [Council, City](#)  
**Subject:** Please protect renters in small apartment buildings. They are easily pushed out in order to get higher rent or for a remodel. They have no protection at this point and many many people are suffering from the consequences.  
Thank you Deborah Rose  
**Date:** Saturday, January 29, 2022 11:19:23 PM

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[Some people who received this message don't often get email from drdsrose@stanford.edu. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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Sent from Deborah Rose

**From:** [Mary Gallagher](#)  
**To:** [Council, City](#)  
**Subject:** Fwd: [TEST] Protect Tenants at City Council MONDAY!  
**Date:** Saturday, January 29, 2022 1:18:40 PM

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Dear Members of the City Council:

I am inspired by the email below to thank members of the city council who are supporting 'expanded tenant relocation assistance' for Palo Alto renters.

One day I policymakers, legislators and their constituents deem housing as well as healthcare to be a human right. Do we want to be a society that abandons the least among us to free market capitalism or a society that empowers the least to rise with the most among us?

Solving the housing crisis is certain to take a village. One size won't fit all. Conventional solutions such as high rise, high density along the rail must be complemented with other diverse options. Let's consult with urban planners and the residents seeking housing to consider those options.

Stay well.

Gratefully,

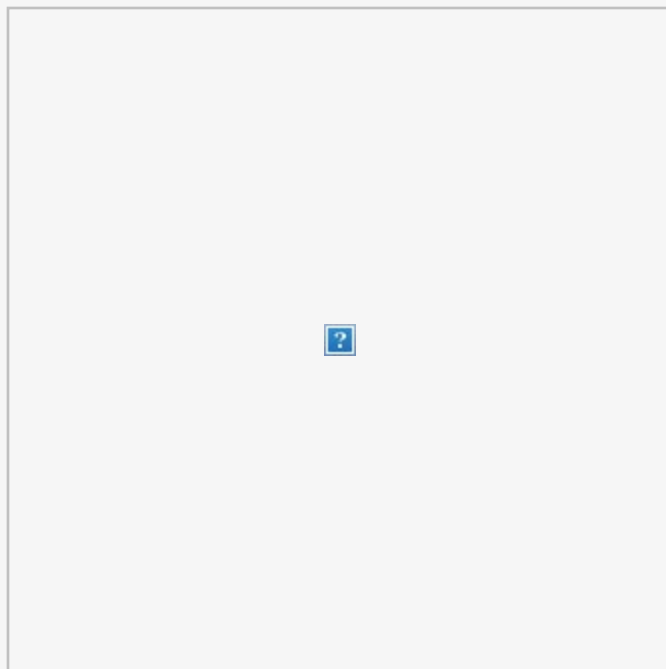
Mary Gallagher, B.Sc.  
Educator

Do you know any folks that could send thank you notes to City Council for bringing back expanded tenant relocation assistance? They're voting to expand this on Monday and I'd love for them to get lots of notes saying thanks for bringing it back - now please pass it already!! We know half a dozen tenants who have been pushed out of their units in the last 2 months. Most of them would have been prevented - or at least helped - if this policy had passed!

----- Forwarded message -----

**From:** Palo Alto Renters' Association <[info@paloaltorenters.org](mailto:info@paloaltorenters.org)>  
**Date:** Fri, Jan 28, 2022 at 9:23 PM  
**Subject:** [TEST] Protect Tenants at City Council MONDAY!  
**To:** <[angiebevans@gmail.com](mailto:angiebevans@gmail.com)>

# Palo Alto Renters' Association



Angie --

MONDAY the Palo Alto City council will finally vote on an expanded tenant relocation assistance ordinance. **We need to thank them and make sure they know Palo Altans support this!**

*(scroll to the bottom of this email for more info on what to say)*

**What is that?** Tenant Relocation Assistance is when a landlord is required to pay a small amount to help a tenant move. It is generally applied to situations that are at no fault of the tenant. The amount, trigger, and instance can vary. In Palo Alto, we see a lot of small apartment buildings providing voluntary notices to vacate, avoiding the eviction filing and convincing the tenant to leave. We know of 2 buildings that would have been protected if this policy had passed 2



months ago! **We urgently need this!** With Tenant Relocation Assistance, landlords will think twice about pushing out tenants they deem "less desirable" and if they do push them out, they'll have to have them help pay for their move.

**Where did it come from?** When the mass eviction of tenants at the Hotel President occurred a few years ago, the City Council designed a bill that would ensure tenants got assistance in that building - and any buildings like it. Unfortunately it only covered buildings with 50 or more units. THIS new bill would cover buildings with 10 or more units. Many of our lowest income tenants are living in small apartment buildings with 10-20 units in the building. This would provide a stick, disincentivizing their evictions and displacement from our community!

**Can you send an email or speak by Monday? Details below**



### **HOW YOU CAN HELP**

**Ask:** Give public comment or send an email sharing your support for expanding tenant relocation assistance!

*Please say: THANK YOU for bringing this back so quickly! Please expand tenant relocation assistance and protect our neighbors!*

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**Agenda and Staff Report** [Link here](#)

**Email:** [City.Council@cityofpaloalto.org](mailto:City.Council@cityofpaloalto.org)

\*Reply to this email for a template email

**Public Comment via Zoom**

Monday, January 31st at 7:10pm

<https://cityofpaloalto.zoom.us/j/362027238>

Please feel free to reply to this email if you have more questions :)

Palo Alto Renters' Association

<http://www.paloaltorenters.org/>

Palo Alto Renters' Association · CA 94303, United States

This email was sent to [angiebevans@gmail.com](mailto:angiebevans@gmail.com). To stop receiving emails, [click here](#).

You can also keep up with Palo Alto Renters' Association on [Twitter](#) or [Facebook](#).

Created with [NationBuilder](#), software for leaders.

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Mary Gallagher, B.Sc.  
Aquatics Professional  
650-683-7102 (cell)

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**From:** [mcwood196@gmail.com](mailto:mcwood196@gmail.com)  
**To:** [Council, City](#)  
**Subject:** Renter protection  
**Date:** Tuesday, January 25, 2022 9:49:40 AM

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2B, 1 and 2 seem to me to be fault evictions not no fault and do not belong in this section. Why would I pay a tenant who has not paid rent to be able to evict them?

Marcus Wood