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**TRANSMITTED VIA EMAIL**

Honorable Mayor Filseth and Members of the City Council  
City of Palo Alto  
250 Hamilton Avenue  
Palo Alto, CA 94301

Dear Mayor Filseth, Vice Mayor Fine, and Councilmembers Cormack, DuBois, Kniss, Kou, and Tanaka,

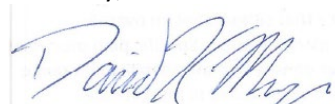
**Re: Colleagues' Memo – Just Cause Urgency Ordinance**

SV@Home strongly supports the proposed urgency ordinance to prevent unjust evictions or excessive rent hikes aimed at circumventing the restrictions established in AB 1482. AB 1482 was passed by the state legislature in recognition of the extraordinary housing crisis and ballooning rents that we are experiencing in the Bay Area. These protections are a key piece of the 3Ps strategy to address the housing crisis that comprises promoting renter protection, affordable housing preservation, and housing production. Palo Alto's Just Cause urgency ordinance is a needed step to eliminate any potentially harmful effects of the delay in AB 1482's implementation.

In addition to a Just Cause ordinance, **we highly recommend that the City Council pass an additional urgency ordinance that applies AB 1482's rent cap provisions from October 8<sup>th</sup> through December 31<sup>st</sup>, 2019.** While AB 1482 regulates rents beginning on January 1<sup>st</sup>, 2020, it does not control what rents can be charged during the remainder of 2019. Thus tenants could effectively be evicted by receiving excessive rent increases before the end of the year. We recommend that the city cap rents at March 2019 rent plus 5% of that rent plus the Consumer Price Index (CPI) for the remainder of 2019 in AB 1482-eligible units, including for tenants who have already received rent increase notices. This is equivalent to the rent cap requirements that begin in January 2020.

Thank you to Councilmembers Kou and DuBois for recognizing the importance of this issue. We hope that the full council will support the memo and an urgency rent cap, especially since a 4/5ths majority, or 6 of 7 councilmembers, is necessary to pass the urgency ordinance.

Sincerely,



David K Meyer  
Director of Strategic Initiatives