

From: [kevin guibara](#)
To: [Council, City](#)
Subject: Anti displacement measures
Date: Friday, August 4, 2023 2:26:42 PM

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Dear City Council,

I am asking that you vote against item 6 on the August 7th council agenda which shortens the time to qualify for just cause protection. Reducing the qualifying time to 6 months from 12 months conflicts with the city's own legislation that requires every property owner, like me, to provide a minimum lease term of one year.

Providing the just cause protection after a 12-month period provides for more sustainable tenancies. That is exactly what I look for in tenancies because turning over a unit is costly and time consuming. And Palo Alto's existing minimum lease term requirement compliments AB1482's one year phase in of just cause.

However, the recommendation for the August 7th council meeting to reduce the qualifying period to only 6 months will not provide tenants with additional protections, instead it will raise scrutiny of tenant applications. This will have the opposite impact you are trying to achieve with your proposal.

Please spend valuable city resources on building more housing. Tiddly wink ordinances such as this have no impact on anything and are just a waste of everyone's time.

Sincerely,
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