

Communication from Public

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Comments for Public Posting: The Just Cause Ordinance mandates a 24 month owner or immediate family occupation of a former single family rental dwelling when a tenant is given a no-fault eviction notice with one months relocation assistance. There must be exceptions to this requirement. First exception: A landlord/property owner wants to sell his or her income property in order to move into an assisted living facility. The owner requires the moneys received from the sale to afford the high monthly residential costs of living there. Second exception: is a landlord/property owner who has had a diagnosis of early onset dementia or Alzheimer's disease and wants to move into an in-residential care of a memory care facility. Again, this is a high monthly cost. Third exception: A landlord/property owner is not a California resident. Lastly, The ordinance 2 year mandate can be interpreted as a compensatory barrier to the owners property rights which is a violation of the regulatory takings clause of the 5th amendment of the constitution.