

From: Ken Schneebeli

Sent: Tuesday, April 24, 2018 2:18 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Taber, Toni <toni.taber@sanjoseca.gov>

Subject: Sam - please correct your erroneous ment before today's City Council vote on utility passthu

Dear Honorable Mayor Liccardo,

I respectfully have two requests:

Request 1. I respectfully and urgently request that you correct the inaccurate statements (as described below) in your April 20th memorandum to Council, regarding utility pass through to tenants, prior to today's vote on item 4.5. Alternatively, recommend postponement of vote on 4.5 so that these corrections can be made and understood.

Statement 1. ...affirming that Ratio Utility Billing System (RUBS) contracts for San Jose's Apartment Rent Ordinance (ARO) units remain null and void...

Statement 2.Maintaining the current prohibition of RUBS.....

The implication of these two statements is that utility pass through has not been legal.

Ordinance 23340 added section 17.23.205 to the Municipal Code (adopted 1/9/1990), which explicitly states "....a landlord may pass through to the tenants charges.....by public utilities.....", and also states how to execute utility pass through to tenants legitimately and transparently.

Please note that 17.23.205 remained in existence until the most recent changes to the ARO. Council Direction on 11/14/2017 directed no changes associated with utility pass through could be made to the ordinance. In fact some changes were actually implemented, so that review of current ordinance no longer accurately reflects the previous definitions that legally allowed utility pass through. Therefore it is necessary to review Municipal Code that was in place between 1/9/1990 and 11/13/2017 to accurately understand the legality and requirements for pass through of utility charges.

Request 2: Please consider this a public records request (so I copied Toni). Please provide me the background (who or what) led you to believe and state the two comments listed above. Even Rachel Vandever does not state that utility pass through to tenants has been illegal. She will only go as far as reading directly from the "Background" in the Housing Department memo to Council which stated "...The original ARO was intended to regulate rent as a single charge which included the payment for all housing services including utilities". One related consideration; If a person believes that it has been illegal to do utility pass through to tenants for buildings with master meters, then it has been equally illegal for tenants to pay for utilities in buildings with sub meters through direct billing to the tenant from the utilities. (Rachel will not respond in any way to this observation, even from the "...original ARO intent" perspective) This fundamental inconsistency of interpretation is being ignored. I speculate that possibly 17.23.205 was put in place for master metered buildings to allow approximate equity to buildings with sub meters who had tenants paying utility bills directly.

Best Regards,
Ken Schneebeli

From: [REDACTED]

Sent: Tuesday, April 3, 2018 4:02 PM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10

Cc: City Clerk; VanderVeen, Rachel; Morales-Ferrand, Jacky

Subject: Recommendations on Rent Control To Be Voted On April 24

Dear Mayor and Councilmembers,

Attached please note the recommendations of the Silicon Valley Renters Rights Coalition on the various rent control-related items coming to City Council on April 24. We have already been in contact with many of your offices about these questions. Please contact us if you have any further questions. Thank you!

Sandy Perry
Silicon Valley Renters Rights Coalition



SILICON VALLEY RENTERS RIGHTS COALITION PROTECT OUR PEOPLE PLAN APRIL 2018

RECOMMENDATIONS

- A) **Stop Unfair Utility Charges.** Continue the RUBS exclusion (Section 17.23.315): No charges may be passed through to tenants through RUBS or any similar unmetered allocations. Existing rental agreements for pass throughs of RUBS payments are void.
- B) **Protect Immigrant Tenants.** The Tenant Protection Ordinance will reference Civil Code Section 1940.35(a) (AB 291). Landlords will be required to post a notice in English, Spanish, and Vietnamese in all TPO properties, informing tenants that it is illegal for landlords to threaten to call immigration authorities because of their immigration status or share information regarding their immigration status. The City will assist enforcement of AB 291 by taking landlords who violate it to court.
- C) **Stop Unfair Evictions.** A new criminal activity clause is unnecessary because the existing TPO already allows landlords to evict tenants for criminal activity. The nuisance provision of the TPO specifically permits eviction for “violations of state and federal law that destroy the peace, quiet, comfort or safety of the Landlord or other Tenants of the structure or rental complex containing the Rental Unit.”
- D) **Stop Displacement.** The Ellis Act Ordinance will include one of the two following provisions in cases of demolition, depending on which can be shown to provide the lowest rents for the largest number of tenants: 1) All new replacement units will be re-controlled, or 2) In addition to the affordable units required by the inclusionary ordinance, a substantial additional number of deed restricted units affordable to the displaced tenants will be required. The Ellis Act Ordinance should be extended to triplexes, and should require apartments with three or more units built after 1979 to provide 120 day notice and offer relocation consulting services to tenants.
- E) **Stop Discrimination.** The proposed ordinance disallowing source of income discrimination will ban discrimination at every stage of the rental process and include appropriate enforcement measures to assure compliance.

Nguyen, Viviane

From: Paul Mircea Goreniciu
Sent: Thursday, April 19, 2018 1:15 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Subject: residents should pay for their own utilities!

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Paul Goreniciu

--
Please delete my email address before forwarding & remember to forward under the bcc mode so that no one can see the addresses and names to which you are sending the mail.

Thanks

*In scopul de a prevenii virusii si junk-mail-uri va rog sa **STERGETI** numele meu si adresa de e-mail **INAINTE** de **RETRANSMITEREA** la altii!*

...si nu uitati sa retransmiteti prin BCC MODE.....

Multumesc,

Nguyen, Viviane

From: Victor Zhang >
Sent: Thursday, April 19, 2018 1:13 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel
Subject: Please vote to rejecgt passing utilities on to tenants.

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control. The rent control won't allow landlords to raise rent, so more landlords will have to quit from the market, resulting reduced inventory and skyrocketing rent.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

We appreciate your responsible votes.

Victor Zhang

Nguyen, Viviane

From: Joseph Weinstein < >
Sent: Thursday, April 19, 2018 1:09 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: No Utility Pass Through

Good Afternoon:

We not only own rental property but I represent owners of rental property in San Jose.

- Owners cannot control their costs when utility companies raise their prices. Less profit for Owners mean that something else needs to be sacrificed.
- Our rents are based upon occupation and usage of property. They are not based upon "amount of usage," or "amount of utilities. If San Jose continues to reduce net income, owners will be forced to delay upgrades etc.
- **DON'T PUNISH ALL LANDLORDS BECAUSE THERE ARE A FEW BAD ONES!**

Do you know that the 5 highest rental market priced cities in the U.S. all have rent control. The longer a city has rent control in effect, the less investment devoted to rental properties, the less incentive for Investors to purchase rental properties, and there are those Investors, such as myself, who will refuse to purchase or operate a property that is under rent control.

In one of our properties (7 units) we have to Tenants who have been there for 40 years. For a 2 bedroom apartment their rents are below \$1500 per month, this property is in San Mateo. While we have been extremely loyal to them, as they have been to us, our rent increases due the threat of rent control are more significant that in the last 10 years.

Almost all of my San Jose investors are now raising rents a minimum of 5% per month due to the threat of your policies. This hasn't happened at any time in all my years as a Realtor.

Take Care,

Joseph Weinstein
Movoto Real Estate
DRE# 01422499

Nguyen, Viviane

From: Carlos Padilla <
Sent: Thursday, April 19, 2018 12:57 PM
Subject: Please allow property owners to pass-through utility cost!

Dear City of San Jose Leadership,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also still need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and other precious resources and this is not green for San Jose.

Mom & pops cannot afford to pay for tenant's usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you for your time and consideration!

Carlos Padilla | The Padilla Real Estate Group

Intero Real Estate Services - Los Altos

Realtor | Top 1% of Realtors | Interco Chairmans Circle | Top Buyers Agent 2009 – 2016

"Excellent Service; Earning Clients for Life"

Direct | Cell

[Web](#) | [Facebook](#) | [LinkedIn](#) | [Yelp](#)

License # 01342889

"Reminder: email is not secure or confidential. Interco Real Estate Services will never request that you send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. If you receive an email message concerning any transaction involving Interco Real Estate Services and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact Interco Real Estate Services. To notify Interco Real Estate Services of suspected email fraud, contact: Interco Client Services at _____ and/or _____."

Nguyen, Viviane

From: Collin Forgey
Sent: Thursday, April 19, 2018 12:49 PM
To: District9; Henninger, Ragan; Liccardo, Sam; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; Nguyen, Viviane; VanderVeen, Rachel; Sykes, Dave
Subject: Protecting my rights

Dear Leaders of San Jose,

I have worked thousands of hours of overtime to build up enough cash to finally invest in Real Estate in San Jose. Now it seems like you all are determined to take my property rights away from me. Controlling how much my rent can be, who I have to consider renting to, who I can evict. What about my rights...

Please consider the following:

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Best,
Collin

Nguyen, Viviane

From: Daniel Yang <>
Sent: Thursday, April 19, 2018 12:46 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Subject: Rent shall not include utilities

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Sincerely,

Daniel Yang
a small apartment landlord in San Jose, CA

Nguyen, Viviane

From: Fernando & Lucia Silva <
Sent: Thursday, April 19, 2018 12:31 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Doyle, Richard
Subject: BAHN Proposal

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Have a beautiful day,
Fernando and Lucia Silva

Nguyen, Viviane

From: Jacob Sherman
Sent: Thursday, April 19, 2018 12:29 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Vote for the BAHN proposal

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Sincerely,

Jacob Sherman

Owner of the fourplex

San Jose, CA 95117

Nguyen, Viviane

From: Jacob Sherman >
Sent: Thursday, April 19, 2018 12:29 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Vote for the BAHN proposal

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Sincerely,

Jacob Sherman

Owner of the fourplex

San Jose, CA 95117

Nguyen, Viviane

From: Michele Brading <
Sent: Thursday, April 19, 2018 12:28 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Rent Control Proposal regardng utilities

Dear Leaders of San Jose,

Rent is for the occupation of a residence or the "usage" of the dwelling. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance; usage of consumable services/products should be paid for by the user i.e. the tenant.

Making mom and pops pay for utilities used by tenants could lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you for your consideration
Michele Brading

Nguyen, Viviane

From: Andy Newell <>
Sent: Thursday, April 19, 2018 12:14 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: rental utilities

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank You,

Andrew Newell

(One of those mom and pop landlords)

Nguyen, Viviane

From: Hui Chang <>
Sent: Thursday, April 19, 2018 11:49 AM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Utility passthrough

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thanks,
Hui Chang

Nguyen, Viviane

From: Harnish Kanani <>
Sent: Thursday, April 19, 2018 11:44 AM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Rent Control: Please help!

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Please help!

Regards
Harnish Kanani

Nguyen, Viviane

From: Li Dong >
Sent: Thursday, April 19, 2018 2:00 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Please utility pass-through

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Best Regards

Dong

Nguyen, Viviane

From: gongyuan qu < >
Sent: Thursday, April 19, 2018 2:04 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: transparent standardization of utility pass-through to tenants under rent control

Dear Leaders of San Jose,

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Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control

-Park

Nguyen, Viviane

From: John Worthing <
Sent: Thursday, April 19, 2018 2:24 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard; Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Charging for Utilities

Mayor, Members of City Council and others:

Your decision not to allow landlords to charge for Utilities seems very unfair and short sided. There has been a trend for owners to convert to this procedure and for those who have done this there is shown a net savings in usage. Please rethink this as Utility costs are accelerating at a much greater rate than 5% thus putting more pressure on owners to keep up with inflation. Last year's adjustments were already onerous and this utility change is unwarranted.

I think it is time to stop focusing so much on the ARO issue and get to solving major housing problems. In 54 units that my partners and I operate in San Jose, we have not had a turnover of a tenant. who has resided in a building more than two years, since the Ordinance has passed. The new permanent renter, locked into a lifetime of subsidy by yours truly. JOHN

John L Worthing
Worthing Capital

Menlo Park, CA 94025

(fax)

Nguyen, Viviane

From: Peilan Li >
Sent: Thursday, April 19, 2018 2:35 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Subject: voice of landlord

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Sincerely,

Peilan Li

Nguyen, Viviane

From: Jane Chang <
Sent: Thursday, April 19, 2018 2:54 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Utility passthrough

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Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thanks,
Jane Chang

Nguyen, Viviane

From: TuAnh Nguyen
Sent: Thursday, April 19, 2018 3:03 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Subject: Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thanks for your time

TuAnh Nguyen

Nguyen, Viviane

From: V Hoang >
Sent: Thursday, April 19, 2018 3:32 PM
To: Liccardo, Sam; TAM NGUYEN; Diep, Lan; Nguyen, Viviane
Subject: utilities

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Thanks!
Hoang Vinh

Nguyen, Viviane

From:

Sent: Thursday, April 19, 2018 4:23 PM

To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard

Subject: Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Importance: High

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you and Best Regards

Dennis Lee

E-mail:

Nguyen, Viviane

From:
Sent: Thursday, April 19, 2018 4:26 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Fw: Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you and Best Regards
Shuang Lee

Fw: Changes to the ARO, TPO and Source of Income

City Clerk

Fri 4/20/2018 11:41 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>;

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? Please take our short survey.

From:

Sent: Friday, April 20, 2018 11:39 AM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; City Clerk

Subject: Re: Changes to the ARO, TPO and Source of Income

Dear Mayor and City Council,

As a property owner in the City of San Jose, I am deeply concerned with the recommended changes to the Apartment Rent & Tenant Protection Ordinances.

The added reason to evict a tenant under the TPO when they receive a felony conviction before I can begin eviction proceedings puts my other tenants at significant risk. And I would have to hire an attorney to determine if the tenant was convicted. Please support the HUD standards for evicting a tenant that has committed a crime.

RUBS, Ratio Utility Billing System, provides property owner with the ability to share utility costs with our tenants. By sharing the cost of water, gas and trash with our tenants, they are given a metric to understand their consumption and a motivation to take actions to reduce their costs. And the recommendation that the apartment industry proposed would require us to place a not to exceed amount on the utility bills so a tenant would not receive a rent increase that exceeds the 5% cap.

As a housing provider, I take the responsibility of providing my tenants with a safe, clean and desirable place to live very seriously. At the same time, we need to focus our energy on providing more affordable housing supply not adding unnecessary burdens on property owners.

Thank you,
Sandy Maibes
Property Owner.

Fw: Changes to the ARO, TPO and Source of Income

City Clerk

Fri 4/20/2018 1:05 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>;

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? Please take our short survey.

From: David S. Chui

Sent: Friday, April 20, 2018 12:01 PM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; City Clerk

Subject: Re: Changes to the ARO, TPO and Source of Income

Dear Mayor and City Council,

As a property owner in the City of San Jose, I am deeply concerned with the recommended changes to the Apartment Rent & Tenant Protection Ordinances.

The added reason to evict a tenant under the TPO when they receive a felony conviction before I can begin eviction proceedings puts my other tenants at significant risk. And I would have to hire an attorney to determine if the tenant was convicted. Please support the HUD standards for evicting a tenant that has committed a crime.

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As a housing provider, I take the responsibility of providing my tenants with a safe, clean and desirable place to live very seriously. At the same time, we need to focus our energy on providing more affordable housing supply not adding unnecessary burdens on property owners.

Thank you,
David Chui

David S. Chui
Project Manager

Pan-Cal Corporation

San Jose, CA 95117

www.pancal.com

Fw: Changes to the ARO, TPO and Source of Income

City Clerk

Fri 4/20/2018 4:03 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>;

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Patrick Curci

Sent: Friday, April 20, 2018 4:03 PM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; City Clerk

Subject: Re: Changes to the ARO, TPO and Source of Income

Dear Mayor and City Council,

As a property owner in the City of San Jose, I am deeply concerned with the recommended changes to the Apartment Rent & Tenant Protection Ordinances.

The added reason to evict a tenant under the TPO when they receive a felony conviction before I can begin eviction proceedings puts my other tenants at significant risk. And I would have to hire an attorney to determine if the tenant was convicted. Please support the HUD standards for evicting a tenant that has committed a crime.

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As a housing provider, I take the responsibility of providing my tenants with a safe, clean and desirable place to live very seriously. At the same time, we need to focus our energy on providing more affordable housing supply not adding unnecessary burdens on property owners.

Thank you,

Patrick Curci
InSite Property Management

San Jose, CA 95128

Phone:

Fax:

CA RE License #: 01103964

Email:

a letter from Blair Beekman-3. Friday April 20, 2018. _____ About 4/24
city council meeting.

Fri 4/20/2018 5:21 PM

Dear city government of San Jose,

Here on a late Friday afternoon. I hope I can offer, what can be a simple reminder, to the issues around the ARO and TPO, this upcoming Tuesday, at the sj city council.

There will be a lot of public speakers. I hope, as a city government, you will have the time, to take in all of the public opinions and sentiment.

And to have, a 3-6 month period, of thought and deliberation, so everyone of the community, can better understand, and learn from each side, and each other, what are the fears, and what are the possibilities, with current ARO and TPO issues.

sincerely,
blair beekman

Nguyen, Viviane

From: n
Sent: Thursday, April 19, 2018 7:31 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard; Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you,
Duane Gifford

Nguyen, Viviane

From: julie low < >
Sent: Thursday, April 19, 2018 9:11 PM
To: District 10; Nguyen, Viviane; Doyle, Richard
Subject: Utility bills pass-through to tenants under rent control

Dear San Jose Leaders :

My husband and I are small landlords. We would like to see the San Jose leaders to consider and allow us to pass the utility bills to tenants.

Our tenants are the parties using water, gas, and electricity.

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

For immediate attention please contact me at one of the following numbers

THANK YOU VERY MUCH

Julie Low

Nguyen, Viviane

From: julie low <
Sent: Thursday, April 19, 2018 9:13 PM
To: District 10; Nguyen, Viviane; Doyle, Richard
Cc: Low, Julie
Subject: Utility bills to tenants under rent control

Dear San Jose Leaders :

My husband and I are small landlords. We would like to see the San Jose leaders to consider and allow us to pass the utility bills to tenants.

Our tenants are the parties using water, gas, and electricity.

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

For immediate attention please contact me at one of the following numbers

THANK YOU VERY MUCH

Julie Low

Nguyen, Viviane

From: John Lau
Sent: Thursday, April 19, 2018 9:24 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Too much rent control can discourage the potential builder and owner

Dear Leaders of San Jose,

More rent control does not increase the supply. More efforts should be done to encourage the building of rental units such as ADU. If we make landlord's life harder. People will not invest in San Jose, which makes situation worse and worse.

Rent Control advocates do not use their mind and go to the wrong direction. It causes more problem for we people of Silicon Valley.

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

John Lau
BRE: 01101018 NMLS: 281726
Tel: 6 FAX:
California Mortgage Company, Inc
South San Francisco, CA 94080
Company BRE: 01956178; NMLS: 1187716

Nguyen, Viviane

From: tim chen
Sent: Thursday, April 19, 2018 9:24 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Jones, Chappie; Ferguson, Jerad; Nguyen, Tam; Moua, Louansee; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Subject: Renter pays unitility

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

sam.liccardo@sanjoseca.gov; ragan.henninger@sanjoseca.gov;
sergio.jimenez@sanjoseca.gov; helen.chapman@sanjoseca.gov;
dev.davis@sanjoseca.gov; christina.garavaglia@sanjoseca.gov;
tam.nguyen@sanjoseca.gov; louansee.moua@sanjoseca.gov;
sylvia.arenas@sanjoseca.gov; patrick.mcgarrity@sanjoseca.gov;
magdalena.carrasco@sanjoseca.gov; huascar.castro@sanjoseca.gov;
johnny.khamis@sanjoseca.gov; shane.connolly@sanjoseca.gov;
chappie.jones@sanjoseca.gov; jerad.ferguson@sanjoseca.gov;
lan.diep@sanjoseca.gov; charisse.lebron@sanjoseca.gov;
district1@sanjoseca.gov; district2@sanjoseca.gov; district3@sanjoseca.gov;
district4@sanjoseca.gov; district5@sanjoseca.gov; district6@sanjoseca.gov;
district7@sanjoseca.gov; district8@sanjoseca.gov; district9@sanjoseca.gov; dave.sykes@sanjoseca.gov;
district10@sanjoseca.gov; viviane.nguyen@sanjoseca.gov; rachel.vanderveen@sanjoseca.gov;



Virus-free

--

Nguyen, Viviane

From: Wing Lam <
Sent: Thursday, April 19, 2018 9:36 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard; Wing Lam;
Subject: The Proposal to Prohibit the Pass-through Utility Charges to Tenants Under Rent Control

Dear Leaders of San Jose,

The Council should not vote for prohibiting the pass-through utilities to tenants under rent control. I trust the Council is made up of fair-minded and reasonable people.

Rent control itself is unfair to the landlords, just as it is unfair to cap the price of I-phone I would like to buy. Firstly, I would like to buy the latest I-phone. Shall I ask the Council to vote to limit the price increase of the I-phone, making it affordable for me to buy? Secondly, if there is an understanding between the landlord and the tenant in the original contract that the landlord covers all current and future utilities; then, the Council should vote to prohibit the pass-through. Otherwise, the prohibition the pass-through utilities to tenants is illegal, unfair, and illogical. The reason is simple: the landlord does not benefit from the pass-through. Is it fair for the Council to vote for the landlord to subsidize the tenant for additional tenant's benefit? Also, it is illegal because the Council should not vote to void the terms of the original contract. In addition, if the additional cost of utilities is borne by the landlord, do you think the majority of tenant would conserve. Most likely, the tenant will waste. It is the human nature.

I would like to remind the Council that many landlords are not born with silver spoons. They go through many hard time in order to save for comfortable retirements. I do understand that it hard for the tenant to bear additional expense. However, the tenant should learn to conserve in order to minimize additional expenses. He should also be aware that his benefit is another person's burden.

If the Council decides to support the tenant at the expense of the others. The Council should vote to increase the burden to all residents at San Jose, NOT to single out the landlords. Pressure the utility providers to limit increases.

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Finally, I vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Nguyen, Viviane

From: cindy yan
Sent: Thursday, April 19, 2018 10:22 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Subject: Tenants have to pay own utilities

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Mei Yan

Nguyen, Viviane

From: Thuan Nguyen
Sent: Thursday, April 19, 2018 10:46 PM
To: Thuan Nguyen
Subject: Utilities pass-through

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control. Otherwise, the mom and pops will ultimately raise the rent and lead to spiral in rent.

Please let the market force determine the market rent.

Thanks,

Thuan Nguyen

Nguyen, Viviane

From: 1
Sent: Friday, April 20, 2018 2:02 AM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard; Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Concerns

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Sincerely,

Norm Jew

Nguyen, Viviane

From: Denise Leader <
Sent: Friday, April 20, 2018 7:53 AM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; BizPac Review; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Morales-Ferrand, Jacky
Subject: passing utilities on to tenants

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Regards, Denise

Nguyen, Viviane

From: Huimin Shao
Sent: Friday, April 20, 2018 9:32 AM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Please support utility pass-through to prevent from wasting energy, thanks!

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thanks and regards,
Huimin

Nguyen, Viviane

From: Denise Leader · >
Sent: Friday, April 20, 2018 7:53 AM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; BizPac Review; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Morales-Ferrand, Jacky
Subject: passing utilities on to tenants

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Regards, Denise

Nguyen, Viviane

From: Roger Pennington
Sent: Friday, April 20, 2018 10:17 AM
To: Nguyen, Viviane
Subject: Tenants should pay for the utilities they use otherwise complaints of waste and use ensue.

Tenants should pay for the utilities they use otherwise complaints of waste and use ensue.

I currently pay for water because I don't have meters and I pay for garbage.

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Roger Pennington

Nguyen, Viviane

From: Laura Munguia
Sent: Thursday, April 19, 2018 5:01 PM
To:
Subject: Vote for BAHN Proposal on Tues, 4/24

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Leaders of San Jose,

Rent that tenants pay is for the occupation of a residence. Rent DOES NOT include utilities like Gas & Electricity. Much like renting a car you also need to pay for gas and insurance.

Forcing owners of Properties to pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

I cannot afford to pay for tenants usage or misuse, and with the continuously rising costs of utility rates there will be no end to how much this cost can be. This is getting out of control.

Please vote for the BAHN proposal that allows for the TRANSPARENT standardization of utility pass-through to tenants under rent control.

Thank you,

Laura Munguia
Property Owner

Nguyen, Viviane

From: jlayan gan < >
Sent: Thursday, April 19, 2018 5:18 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: my opinion on passing utilities on to tenants
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Jlayan

Nguyen, Viviane

From: jlayan gan <
Sent: Thursday, April 19, 2018 5:18 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: my opinion on passing utilities on to tenants
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Jiayan

Nguyen, Viviane

From: Marian Campoy
Sent: Friday, April 20, 2018 11:32 AM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Subject: Utility Pass Thur

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Sincerely,

Marian Campoy

Rosa Family, LLC

a letter from Blair Beekman. Monday April 23, 2018. _____ the
ARO/TPO process. S.J. city council meeting. 4/24.

bob tom <

Mon 4/23/2018 1:25 PM

Dear city government of San Jose,

To offer, one more, simple reminder, of what you are probably already considering,
in the issues around the ARO and TPO, at tomorrow's sj city council meeting.

There will be, many, many, public speakers.

I hope, as a city government, you will have the time, to take in, all of the public opinions and sentiment.

And, to then have, a 3-6 month period, of thought and deliberation.

So everyone of the community, can better understand, and learn from each side, and from each other.

And, to better understand, what are the fears, and what are the possibilities, with current ARO and TPO issues.

sincerely,
blair beekman

a letter from Blair Beekman-2. Monday April 23, 2018. _____ the Arbitration Process, a Felony, the ARO, and the TPO.

bob tom

Mon 4/23/2018 1:26 PM

Dear city government of San Jose,

I have seen ideas called Ban the Box, being worked on, by people from the city of San Francisco and the East Bay.

Mayor Liccardo and Councilperson Jones, have offered an arbitration process, for the felony process.

It seems, a fair minded attempt, of good ideas and compromise, for all sides,

And, is trying to look for next steps, in how to address the future, of the incarceration process, and its stigma.

But I feel the arbitration process, should only be used, only as an emergency last step, stop gap, 'clear the decks', sort of measure.

And not as a regular, beginning function, or option, when a convicted felon, tries to get a rent controlled apartment.

We are working on the concept, when a felon get out of prison, he does not have to be 'guilty', and locked out, of the future of a society.

To be a bit risqué, is there a statistical mandate, 'a quota system', the city already has in place,

to avoid an over-reliance, on a prison to rent control housing pipeline.

I hope the city government of San Jose, can feel secure enough in themselves, that can be o.k., to question, the past life of a felon,

but not punish them, for their past crimes and mistakes, and the makings of the judicial process. .

Your compromise has partially answered the future of this issue.

You probably feel you have even taken, the extra step.

Can you please re-visit, what seems a fairly safe idea, in Ban the Box concepts, signed into law, this year.

There should be something, pretty safe and simple, you can work towards, that is a bit more, than your current compromise process, of the mayor and others.

sincerely,
blair beekman

Nguyen, Viviane

From: Edwin Stafford
Sent: Monday, April 23, 2018 10:11 AM
Subject: Rent Control issues on the agenda tomorrow

Please consider the following concerns before your decision is made.

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you, Edwin Stafford, Magliocco-Huff owners association, 2994 Huff apartment owner

Nguyen, Viviane

From: Daniel Gibson
Sent: Monday, April 23, 2018 9:33 AM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: SJ Lawsuit

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,

Daniel Gibson

Nguyen, Viviane

From: Steve Borlik < >
Sent: Monday, April 23, 2018 10:54 AM
To: ARO
Subject: encourage allowing Apartment Utility Pass-through.

Please encourage allowing Apartment Utility Pass-through.

Allowing Utility pass-through is common sense. It encourages conservation, discourages abuse, and is fair. Utility costs rise faster than 5% in many cases, sometimes steeply increasing costs. Our water bill has doubled in the past twelve years.

People who don't pay for utilities care less about saving energy.

Steve Borlik

YOUNG AND BORLIK ARCHITECTS, INC.

Los Altos, CA 94022

(

Nguyen, Viviane

From: TuAnh Nguyen <
Sent: Monday, April 23, 2018 11:15 AM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: Please postpone your vote until the court decision

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank for your time

TuAnh Nguyen

Nguyen, Viviane

From: Christina Van Zandt
Sent: Monday, April 23, 2018 12:00 PM
To: The Office of Mayor Sam Liccardo
Subject: NO Further Rent Controls - Unreasonable burden on landlords

Dear Mayor and City Council,

As a property owner in the City of San Jose, I am deeply concerned with the recommended changes to the Apartment Rent & Tenant Protection Ordinances.

The added reason to evict a tenant under the TPO when they receive a felony conviction before I can begin eviction proceedings puts my other tenants at significant risk. And I would have to hire an attorney to determine if the tenant was convicted. Please support the HUD standards for evicting a tenant that has committed a crime.

RUBS, Ratio Utility Billing System, provides property owner with the ability to share utility costs with our tenants. By sharing the cost of water, gas and trash with our tenants, they are given a metric to understand their consumption and a motivation to take actions to reduce their costs. And the recommendation that the apartment industry proposed would require us to place a not to exceed amount on the utility bills so a tenant would not receive a rent increase that exceeds the 5% cap.

As a housing provider, I take the responsibility of providing my tenants with a safe, clean and desirable place to live very seriously. We have worked hard to provide a good home for our residents; in the past 18 months, we have invested nearly \$750,000 in patio door and window replacements. These improvements along with our RUBS program, combined with others over the years, have earned us an Energy Star rating - so we are not only a comfortable, safe and clean place to live, but also environmentally responsible. As an older property, we are subject to existing rent control regulations. If you impose more restrictions as are being proposed, you are forcing owners such as ourselves to reevaluate our investment choices, as well as making the properties less desirable for our residents when we cannot enforce community rules intended to ensure a comfortable home for everyone.

At the same time, we need to focus our energy on providing more affordable housing supply not adding unnecessary burdens on property owners.

Thank you,

Property Owner,

Christina Van Zandt
West Park Apartments

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Monday, April 23, 2018 9:51 AM
To: RSP
Subject: FW: SJ Lawsuit

ARO public comment

Rachel VanderVeen
Program Manager
408.535.8231

-----Original Message-----

From: Daniel Gibson [mailto:daniel.gibson@sanjoseca.gov]
Sent: Monday, April 23, 2018 9:33 AM
To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; Rocha, Donald <Donald.Rocha@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Henninger, Ragan <ragan.henninger@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Nguyen, Tam <Tam.Nguyen@sanjoseca.gov>; Carrigan, Ryan <ryan.carrigan@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Castro, Huascar <huascar.castro@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Fedor, Denelle <Denelle.Fedor@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Pressman, Christina <Christina.Pressman@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Lebron, Charisse <charisse.lebron@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; ARO <ARO@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Ibanez, Angel <Angel.Ibanez@sanjoseca.gov>
Subject: SJ Lawsuit

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,

Daniel Gibson

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Monday, April 23, 2018 11:43 AM
To: RSP
Subject: FW: Please postpone your vote until the court decision

Rachel VanderVeen

Program Manager
408.535.8231

From: TuAnh Nguyen [
Sent: Monday, April 23, 2018 11:15 AM
To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; Rocha, Donald <Donald.Rocha@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Henninger, Ragan <ragan.henninger@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Nguyen, Tam <Tam.Nguyen@sanjoseca.gov>; Carrigan, Ryan <ryan.carrigan@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Castro, Huascar <huascar.castro@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Fedor, Denelle <Denelle.Fedor@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Pressman, Christina <Christina.Pressman@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Lebron, Charisse <charisse.lebron@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; ARO <ARO@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Ibanez, Angel <Angel.Ibanez@sanjoseca.gov>
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Dear Leaders of San Jose,

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Thank for your time

TuAnh Nguyen

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Friday, April 20, 2018 3:03 PM
To: RSP
Subject: FW: RUBS

ARO public comment

Rachel VanderVeen

Program Manager
408.535.8231

From: Carmen Carey
Sent: Friday, April 20, 2018 2:46 PM
To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Henninger, Ragan <ragan.henninger@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>
Subject: RUBS

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Carmen Carey
Manager
Nicholas A. Speno & Associates, Inc.
San Jose, CA 95128

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Friday, April 20, 2018 10:19 AM
To: RSP
Subject: FW: Tenants should pay for the utilities they use otherwise complaints of waste and use ensue.

ARO public comment

Rachel VanderVeen

Program Manager
408.535.8231

From: Roger Pennington [
Sent: Friday, April 20, 2018 10:17 AM
To: VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>
Subject: Tenants should pay for the utilities they use otherwise complaints of waste and use ensue.

Tenants should pay for the utilities they use otherwise complaints of waste and use ensue.

I currently pay for water because I don't have meters and I pay for garbage.

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

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Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Roger Pennington

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Friday, April 20, 2018 9:34 AM
To: RSP
Subject: FW: Please support utility pass-through to prevent from wasting energy, thanks!

ARO public comment

Rachel VanderVeen

Program Manager
408.535.8231

From: Huimin Shao
Sent: Friday, April 20, 2018 9:32 AM
To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Henninger, Ragan <ragan.henninger@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Garavaglia, Christina <Christina.Garavaglia@sanjoseca.gov>; Nguyen, Tam <Tam.Nguyen@sanjoseca.gov>; Moua, Louansee <Louansee.Moua@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Castro, Huascar <huascar.castro@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Connolly, Shane Patrick <shane.connolly@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Lebron, Charisse <charisse.lebron@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Nguyen, Viviane <viviane.nguyen@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Doyle, Richard <Richard.Doyle@sanjoseca.gov>
Subject: Please support utility pass-through to prevent from wasting energy, thanks!

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

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Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thanks and regards,
Huimin

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Friday, April 20, 2018 9:21 AM
To: RSP
Subject: FW: Concerns

ARO public comment

Rachel VanderVeen

Program Manager
408.535.8231

From:
Sent: Friday, April 20, 2018 2:02 AM
To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Henninger, Ragan <ragan.henninger@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Garavaglia, Christina <Christina.Garavaglia@sanjoseca.gov>; Nguyen, Tam <Tam.Nguyen@sanjoseca.gov>; Moua, Louansee <Louansee.Moua@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Castro, Huascar <huascar.castro@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Connolly, Shane Patrick <shane.connolly@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Lebron, Charisse <charisse.lebron@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Nguyen, Viviane <viviane.nguyen@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Doyle, Richard <Richard.Doyle@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Henninger, Ragan <ragan.henninger@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Garavaglia, Christina <Christina.Garavaglia@sanjoseca.gov>; Nguyen, Tam <Tam.Nguyen@sanjoseca.gov>; Moua, Louansee <Louansee.Moua@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Castro, Huascar <huascar.castro@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Connolly, Shane Patrick <shane.connolly@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Lebron, Charisse <charisse.lebron@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Nguyen, Viviane <viviane.nguyen@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Doyle, Richard <Richard.Doyle@sanjoseca.gov>
Subject: Concerns

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Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Sincerely,

Norm Jew

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Friday, April 20, 2018 9:21 AM
To: RSP
Subject: FW:

ARO public comment

Rachel VanderVeen

Program Manager
408.535.8231

From:
Sent: Thursday, April 19, 2018 7:31 PM
To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Henninger, Ragan <ragan.henninger@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Garavaglia, Christina <Christina.Garavaglia@sanjoseca.gov>; Nguyen, Tam <Tam.Nguyen@sanjoseca.gov>; Moua, Louansee <Louansee.Moua@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Castro, Huascar <huascar.castro@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Connolly, Shane Patrick <shane.connolly@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Lebron, Charisse <charisse.lebron@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Nguyen, Viviane <viviane.nguyen@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Doyle, Richard <Richard.Doyle@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Henninger, Ragan <ragan.henninger@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Garavaglia, Christina <Christina.Garavaglia@sanjoseca.gov>; Nguyen, Tam <Tam.Nguyen@sanjoseca.gov>; Moua, Louansee <Louansee.Moua@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Castro, Huascar <huascar.castro@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Connolly, Shane Patrick <shane.connolly@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Lebron, Charisse <charisse.lebron@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Nguyen, Viviane <viviane.nguyen@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Doyle, Richard <Richard.Doyle@sanjoseca.gov>
Subject:

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you,
Duane Gifford

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Friday, April 20, 2018 9:20 AM
To: RSP
Subject: FW: Too much rent control can discourage the potential builder and owner

ARO public comment

Rachel VanderVeen

Program Manager
408.535.8231

From: John Lau [
Sent: Thursday, April 19, 2018 9:24 PM
To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Henninger, Ragan <ragan.henninger@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Garavaglia, Christina <Christina.Garavaglia@sanjoseca.gov>; Nguyen, Tam <Tam.Nguyen@sanjoseca.gov>; Moua, Louansee <Louansee.Moua@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Castro, Huascar <huascar.castro@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Connolly, Shane Patrick <shane.connolly@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Lebron, Charisse <charisse.lebron@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Nguyen, Viviane <viviane.nguyen@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Doyle, Richard <Richard.Doyle@sanjoseca.gov>
Subject: Too much rent control can discourage the potential builder and owner

Dear Leaders of San Jose,

More rent control does not increase the supply. More efforts should be done to encourage the building of rental units such as ADU. If we make landlord's life harder. People will not invest in San Jose, which makes situation worse and worse.

Rent Control advocates do not use their mind and go to the wrong direction. It causes more problem for we people of Silicon Valley.

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

John Lau

BRE: 01101018 NMLS: 281726

Tel: FAX:

California Mortgage Company, Inc

South San Francisco, CA 94080

Company BRE: 01956178; NMLS: 1187716

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Thursday, April 19, 2018 5:49 PM
To: RSP
Subject: FW: my opinion on passing utilities on to tenants

ARO public comment

Rachel VanderVeen

Program Manager
408.535.8231

From: jia yan gan
Sent: Thursday, April 19, 2018 5:18 PM
To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Henninger, Ragan <ragan.henninger@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Garavaglia, Christina <Christina.Garavaglia@sanjoseca.gov>; Nguyen, Tam <Tam.Nguyen@sanjoseca.gov>; Moua, Louansee <Louansee.Moua@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Castro, Huascar <huascar.castro@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Connolly, Shane Patrick <shane.connolly@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Lebron, Charisse <charisse.lebron@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Nguyen, Viviane <viviane.nguyen@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Doyle, Richard <Richard.Doyle@sanjoseca.gov>
Subject: my opinion on passing utilities on to tenants

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Jiayan

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Thursday, April 19, 2018 1:26 PM
To: RSP
Subject: FW: Please allow property owners to pass-through utility cost!

ARO public comment

Rachel VanderVeen

Program Manager
408.535.8231

From: Carlos Padilla [m]
Sent: Thursday, April 19, 2018 12:57 PM
Subject: Please allow property owners to pass-through utility cost!

Dear City of San Jose Leadership,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also still need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and other precious resources and this is not green for San Jose.

Mom & pops cannot afford to pay for tenant's usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you for your time and consideration!

Carlos Padilla | The Padilla Real Estate Group

Intero Real Estate Services - Los Altos

Realtor | Top 1% of Realtors | Interio Chairmans Circle | Top Buyers Agent 2009 – 2016

"Excellent Service; Earning Clients for Life"

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License # 01342889

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Betty Sha c/o N.R. Waterloo LLC
1408 Floyd Avenue, Sunnyvale, CA 94087

April 20, 2018

Rachel VanderVeen
City of San Jose Housing Department
Housing Policy & Program Administrator
200 East Santa Clara Street, 12th floor
San Jose, CA 95113


Dear Rachel VanderVeen,

This letter is in reference to the City of San Jose staff memo Item 4.5 for the April 24, 2018 in relation to Amendments to the Apartment Rent Ordinance Regarding Utility Pass Throughs to Tenants. On page 10 of the staff memo it refers to Samples of Utility Charges and lists

This is in error as Waterloo Apartments has stopped the practice of pass through utility charges since December 2016. We would like to let you know that our current policy no longer includes that in our rental agreements.

We have been disturbed by the fact that our former management company, FPI, has been spreading misinformation about Waterloo Apartments after their contract was terminated. We would also like to request that all notices be sent to the address above and cc'd to our representative Bob Staedler with Silicon Valley Synergy, h If you have any other questions please feel free to contact him and he will get them answered.


c:\na\sh

 Betty Sha c/o N.R. Waterloo LLC

Nguyen, Viviane

From:
Sent: Friday, April 20, 2018 5:43 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: RUBS

Dear Addressee;

The city council will be voting on several issues impacting the rent controlled units.
This email is to express my thoughts on RUBS.

It is well known that RUBS will deter the tenants from abusive waste of utilities such as water, electricity and gas. Some of the ARO units have sub-metered utilities which are paid by the tenants, and some do not have sub-metered utilities so housing providers (HP) have charged tenants for their use on a per occupancy basis.

While this method may not be perfect it is unfair to penalize HP, who are not totally sub-metered, to pay for the entire utility; especially when there is a written agreement that the utility cost will be passed through to the tenants.

Ordinances to be fair and not autocratically override tenant/ HP agreement.

As a minimum those having existing contracts should be grand-fathered in and ordinance should be made applicable to new tenants.

Common area utilities cost say 10% could be excluded from the pass through cost to tenants, which may serve as future incentive for HP to landscape the area for low utility utilization
Some equitable solution should be thought out.

I am certain that the council members agree that it is immoral and unethical to financially burden the entire utility cost to HP just because they do not have the benefit of sub-metering.

Thank you for your consideration.

Seigi Tadokoro, Resident and small property owner in San Jose.

Nguyen, Viviane

From: Angela Tran <
Sent: Friday, April 20, 2018 10:31 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Subject: Please vote for the BAHN proposal about utility to tenants

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you for your consideration,

Angela Tran

Nguyen, Viviane

From: Minh Nguyen >
Sent: Friday, April 20, 2018 10:39 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Subject: Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you for your consideration,

Minh Nguyen

Nguyen, Viviane

From: Mimi Nguyen
Sent: Friday, April 20, 2018 10:44 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Subject: Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you for your consideration,

Mi Nguyen

Nguyen, Viviane

From: Dave Hardell >
Sent: Saturday, April 21, 2018 8:51 AM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Pass through utilities

Dear Leaders of San Jose,

We are writing in regard to the upcoming vote on utility pass-through.

We cannot afford to pay for tenant usage, or their waste, nor the continuously rising costs of utility rates; all of which are out of our control.

Making mom and pops pay for utilities used by tenants will lead many tenants to waste water, electricity, and gas. There will be no incentive for them to conserve.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Dave and Emily Hardell

Nguyen, Viviane

From: Sunny 920 >
Sent: Friday, April 20, 2018 5:05 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Subject: Proposal-Standardization of utility pass-through to tenants under rent control.

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance. Tenants pay utilities PG&E, water, electric, gas for what they consume.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you for your attention.
Lani

Nguyen, Viviane

From: Alma H Blazevic <r
Sent: Saturday, April 21, 2018 10:34 AM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Vote for BAHN
Attachments: Letter COJS.docx

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Alma Hodzic
Community Manager

NAS Property Group LLC

San Jose, CA 95117

Cell {
Fax

Nguyen, Viviane

From:
Sent: Saturday, April 21, 2018 5:05 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: RUBS

Dear Addressees;

There have been statement made by Council members and Housing personnel that RUBS is illegal.

California does not recognize RUBS as illegal nor legal so it is up to the Housing providers (HP) to contractually indicate whether their rent includes all utilities, or some utilities, or utilities are separate, or paid on a prorated basis. Housing and City Council are exceeding their authority in over riding the contract signed between tenants and HP..

ARO is for rent control; not utility control, which by the way the HP have no control.

Please act in a responsible and ethical manner.

Thank you!

Seigi Tadokoro, Resident and small HP in San Jose.

Nguyen, Viviane

From:
Sent: Saturday, April 21, 2018 5:50 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: RUBS Clarified

Dear Addressees;

I am clarifying the previous memo I sent on RUBS indicating that it is neither legal or illegal. I was referring to RUBS that is already in place prior to Jan. 2018.

Seigi Tadokoro

Nguyen, Viviane

From: Larry Larry >
Sent: Saturday, April 21, 2018 9:45 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Rental utility costs

Dear Mayor Licardo, members of the City Council, and Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not normally include utilities. Just like renting a car for which you also need to buy gas and insurance.

Forcing small landlords, so-called mom and pops, to pay for "free" utilities for tenants will lead to a great many tenants WASTING water and PGE and this is ****not**** "green" for San Jose.

Small landlords cannot afford to pay for tenants' utility usage or their waste, especially considering the continuously rising costs of utility rates; all of which are currently out of our control.

Please vote FOR the "BAHN proposal" that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you for considering property OWNERS as well as tenants,
Lawrence Jubb

San Jose, CA 95112

Nguyen, Viviane

From: Beverly Nomura
Sent: Saturday, April 21, 2018 10:03 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Morales-Ferrand, Jacky; Doyle, Richard
Subject: Thoughts on utility pass-through to tenants

Dear San Jose Representatives,

I understand that next Tuesday there will be a vote to prohibit the pass-through of utilities to tenants under rent control.

Please consider how this will affect personal tenant responsibility and mom and pop owners.

Just as a car rental, one would expect a person to be responsible for gas and insurance needed to cover personal use of the car based on the individuals needs and preferences.

I believe it's important that as costs of utility bills continue to increase that we are responsible for our own usage.

As a property manager/owner of a fourplex, garbage and water is already provided to the tenants as a courtesy in addition to the below market rental rate already provided. Deeming it mandatory for landlords to cover utilities takes away landlord rights to establish how they would like to run their business and creates undue financial pressure.

Below is a portion of a recent article for PG&E.

<https://www.mercurynews.com/2018/03/05/pge-monthly-utility-bills-rise-again/>

PG&E monthly bills decrease, but electricity costs rise

Overall PG&E bills, including costs for both natural gas and electricity, have soared in recent years.

At the end of 2015, PG&E monthly bills averaged \$137.66 for the average residential customer with both gas and electric expenses. By the end of 2016, that had increased by an average of \$14.14 —a jump of 10.3 percent in a year. In 2017, an 8.8 percent rise led those monthly bills to reach an average of \$165.10 a month.

Even with the modest overall decrease in early 2018 for PG&E's combined gas and electricity bills, compared with 2017, monthly utility costs are still 18.6 percent higher than what PG&E customers faced in 2015.

In light of all this, please vote for the proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thank you for taking the time to read my email.

Sincerely,
Beverly Nomura
West San Jose

Nguyen, Viviane

From: Calvin W
Sent: Sunday, April 22, 2018 12:09 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; Doyle, Richard
Cc: Mike Tay; Susan Fung; Rose Loy
Subject: yes: utility pass-through to tenants

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Calvin

Nguyen, Viviane

From: Mike Tay >
Sent: Sunday, April 22, 2018 10:36 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Doyle, Richard
Subject: Please Listen to A Real Apartment Owners Story and Vote for BAHN Proposal

Dear Leaders of San Jose,

Please do not force landlords to give utilities to tenant FREE.

Some of us used our life saving to purchase a rental property and, to this date, are still making mortgage payments (and will be for the next 20 years). Many of us are small time laid-off tech workers counting on our real estate investment for a modest return. No we are not making a killing. We have limited money to continue to fund FREE items for our tenants. After more than 10 years of negative cash flows, I can tell you that me and my partners have depleted most of our savings.

Free water, free electricity will lead to waste!!! If I have free electricity, I will run AC all day!! California can't afford that, we can't afford that either.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Regards,
Mike T

Fw: Changes to the ARO, TPO and Source of Income

City Clerk

Mon 4/23/2018 11:30 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>;

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: message1189@gmail.com <

Sent: Monday, April 23, 2018 10:19 AM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; City Clerk

Subject: Re: Changes to the ARO, TPO and Source of Income

Dear Mayor and City Council,

As a property owner in the City of San Jose, I am deeply concerned with the recommended changes to the Apartment Rent & Tenant Protection Ordinances.

The added reason to evict a tenant under the TPO when they receive a felony conviction before I can begin eviction proceedings puts my neighbors and/or other tenants at significant risk; and would put me in a position of having to hire an attorney to determine if the tenant was convicted. Please support the HUD standards for evicting a tenant that has committed a crime.

RUBS, Ratio Utility Billing System, provides property owner with the ability to share utility costs with our tenants. By sharing the cost of water, gas and trash with tenants, enables and empowers them to understand their consumption and act to reduce costs. The recommendation that the apartment industry proposed would require property owners to place a not to exceed amount on the utility bills so a tenant would not receive a rent increase that exceeds the 5% cap.

As a housing provider, I take the responsibility of providing my tenants with a safe, clean and desirable place to live very seriously. I feel it is important to focus energy on providing more affordable housing, not adding unnecessary burdens on property owners.

Thank you,

Gary

Fw: Changes to the ARO, TPO and Source of Income

City Clerk

Mon 4/23/2018 8:53 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>;

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

How is our service? Please take our short survey.

From: Tammy De Mattei

Sent: Saturday, April 21, 2018 9:32 AM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; City Clerk

Subject: Re: Changes to the ARO, TPO and Source of Income

Dear Mayor and city council,

As a property owner in the City of San Jose, I am deeply concerned with the recommended changes to the Apartment Rent & Tenant Protection Ordinances.

The added reason to evict a tenant under the TPO when they receive a felony conviction before I can begin eviction proceedings puts my other tenants at significant risk. And I would have to hire an attorney to determine if the tenant was convicted. Please support the HUD standards for evicting a tenant that has committed a crime.

RUBS, Ratio Utility Billing System, provides property owner with the ability to share utility costs with our tenants. By sharing the cost of water, gas and trash with our tenants, they are given a metric to understand their consumption and a motivation to take actions to reduce their costs. And the recommendation that the apartment industry proposed would require us to place a not to exceed amount on the utility bills so a tenant would not receive a rent increase that exceeds the 5% cap.

As a housing provider, I take the responsibility of providing my tenants with a safe, clean and desirable place to live very seriously. At the same time, we need to focus our energy on providing more affordable housing supply not adding unnecessary burdens on property owners.

Thank you,
Tammy De Mattei
Property Owner.

"Be yourself. Everyone else is already taken."

Fw: Letter to City Council, Housing Department re: TPO Amendments on Criminal Activity, 4/24 City Council Meeting

City Clerk

Mon 4/23/2018 2:56 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>;

📎 1 attachments (116 KB)

SignOnLetter-TPO (1).pdf;

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Elizabeth Gonzalez <l

Sent: Monday, April 23, 2018 2:54 PM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District6@sanjoseca.gov; District7; District8; District9; District 10; Morales-Ferrand, Jacky; VanderVeen, Rachel; City Clerk

Cc: Charisse Domingo; Raj Jayadev

Subject: Letter to City Council, Housing Department re: TPO Amendments on Criminal Activity, 4/24 City Council Meeting

Mayor, City Council and Housing Department,

Attached please find a letter regarding amendments to the Tenant Protection Ordinance – Title 17 for Criminal Activity from the following signatories: Alfredo Morales Law Offices of Morales & Leaños, All of Us Or None, Alliance for Boys and Men of Color, Asian Law Alliance, Bill Wilson Center, Coalition for Justice and Accountability, Legal Services for Prisoners with Children, San Jose/Silicon Valley NAACP, Santa Clara County Public Defender's Office, Policy Link, San Jose State Human Rights Institute, and Silicon Valley De-Bug.

As organizations that support and work with community members impacted by the criminal justice system, we urge the Mayor and Council to reject the Housing Department's amendment, we urge the Council to reject the Mayor's amendment, and support Councilmember Sergio Jimenez's recommendation.

Thank you for your attention and consideration on these critical issues.

Sincerely,
Liz Gonzalez

Silicon Valley De-Bug

--
Liz González // Silicon Valley De-Bug
www.siliconvalleydebug.org



Coalition for Justice and Accountability

"Building a community where everyone feels safe."

April 18, 2018

To: Jacky Morales-Ferrand

Mayor Sam Liccardo
Vice-Mayor Magdalena Carrasco
Councilmember Chappie Jones
Councilmember Sergio Jimenez
Councilmember Raul Peralez
Councilmember Lan Diep
Councilmember Dev Davis
Councilmember Tam Nguyen
Councilmember Sylvia Arenas
Councilmember Donald Rocha
Councilmember Johnny Khamis

We, the undersigned organizations, write to express our opposition to the potential amendments around criminal activity to the Tenant Protection Ordinance. We support the larger call of the Silicon Valley Renters' Rights Coalition to increase tenant protections. However, as organizations that support and work with community members impacted by the criminal justice system, this specific amendment is troubling. We urge the Mayor and the Council to reject Housing Department's amendment, reject the Mayor's amendment, and support Councilmember Sergio Jimenez's recommendation.

Barriers to housing that start from the guise of public safety and lead to devastating consequences for not only an individual but an entire family's wellbeing works against the purpose of a Tenant Protection Ordinance, one whose aim is to contribute to the stability of our communities and unburden renters by shifting the unequal power dynamic between landlord and renter to a relationship where both are informed of their rights and abide by their responsibilities.

This "Criminal Activity" provision to the Tenant Protection Ordinance is discriminatory, unnecessary, and will separate families while increasing housing instability in San Jose. The provision also sends a chilling message of exclusion to communities targeted by the criminal justice system. Already, our loved ones returning home from incarceration face incredible barriers to employment, housing, schooling, and reuniting with their families. These are individuals who have done their time, vetted for public safety by various stakeholders of the criminal justice system and are often still under the supervision of parole or probation upon their

return. This new amendment only adds to the discrimination and hardships these individuals and their families face during the critical time of reentry when those who are formerly incarcerated need the most support. Indeed, forcing families to choose between loved ones and homelessness is mean-spirited and harmful policy.

Under current housing law, even including just cause tenant protections, landlords are given wide latitude to evict tenants, including those with contact with the criminal justice system. In particular, as identified in the Housing Department Recommendations memo to the City Council itself on page 6, there are two key vehicles for eviction that currently exists in the TPO, **“As currently adopted, Material or Habitual Violation of the Lease and Nuisance Behavior are the two primary just cause terminations in the TPO that are available to landlords to address criminal activity.”**

The Housing Department’s research of current application of the TPO in San Jose and their research of other cities lays out the best argument as to why an extra criminal activity provision is redundant and purposeless. No evidence is presented that current just cause reasons are insufficient to facilitate removal of tenants who have the described conduct articulated in the Criminal Activity provision, conviction or otherwise. In fact, the memo presents data that shows current eviction protocols are enough for landlords to effectuate evictions. It states also on page 6, **“Although the data set is limited, it suggests landlords are able to use the Nuisance Behavior just cause to address criminal activity.”**

And in their review of other cities, the housing department concluded on page 7, **“In discussions with cities that have a separate criminal activity cause, staff from these agencies stated that the criminal activity reasons are not used frequently by landlords. Instead, landlords overwhelmingly utilize the nuisance reason to address unwanted behaviors. Cities that use the nuisance cause have been able to use it effectively to evict tenants for criminal activity.”**

And even on page 9, in the section presenting Owner Input, landlords themselves readily admit that since a proposed criminal activity proposal would be for convictions may take longer, they would utilize the current law to remove the same exact tenant. It reads, **“In consideration of the proposal, landlords stated the new cause for termination based on conviction would not be effective in providing a tool for landlords to address crime at their properties. Instead, landlords would be resigned to continue using the nuisance cause to address unwanted behavior.”**

In summary, the memo articulates the key rationale why the city should not enact an extra Criminal Activity provision:

- 1) The data from San Jose’s current implementation of the TPO.
- 2) Research from other cities studied by the housing department.
- 3) The input from owners themselves who say they would use the nuisance behavior clause to evict those who have had contact with the criminal justice system.

It is also important to note, as the memo alludes to, that community advocates, civil rights organizations, and tenant groups, have already challenged (and beat back) the principles of the

criminal activity provision in its prior iteration known as the Crime Free Multi Housing Initiative.

Mayor Sam Liccardo's memo is even more troubling. His suggestion that tenants can be evicted while their criminal case proceedings are still ongoing only further adds to the instability of families and is tone-deaf to the concerns of both tenants and landlords that were voiced repeatedly during various stakeholder processes for the last 3 years.

Beyond their findings, our community's most vulnerable populations, now existing in the most insecure moment in housing stability in the history of the city, should not be subjected to policies that are antithetical to an inclusive San Jose. True efforts to increase public safety must not include measures that only seek to further punish San Jose residents. Our community deserves to live in the certainty that we are safe from abuse and that when this city's leaders say they have our back, the actions and policies implemented demonstrate that support.

Sincerely,

Alfredo Morales, Law Offices of Morales & Leños

All Of Us Or None

Alliance for Boys and Men of Color

Asian Law Alliance

Bill Wilson Center

Coalition for Justice and Accountability

Legal Services for Prisoners with Children

San Jose/ Silicon Valley NAACP

Santa Clara County Public Defender's Office

PolicyLink

San Jose State Human Rights Institute

Silicon Valley De-Bug

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Monday, April 23, 2018 2:26 PM
To: RSP
Subject: FW: a letter from Blair Beekman-3. Friday April 20, 2018. _____ About 4/24 city council meeting.

Rachel VanderVeen

Program Manager
408.535.8231

From: bob tom [
Sent: Friday, April 20, 2018 5:20 PM
Subject: a letter from Blair Beekman-3. Friday April 20, 2018. _____ About 4/24 city council meeting.

Dear city government of San Jose,

Here on a late Friday afternoon. I hope I can offer, what can be a simple reminder, to the issues around the ARO and TPO, this upcoming Tuesday, at the s.j city council.

There will be a lot of public speakers. I hope, as a city government, you will have the time, to take in all of the public opinions and sentiment.

And to have, a 3-6 month period, of thought and deliberation, so everyone of the community, can better understand, and learn from each side, and each other, what are the fears, and what are the possibilities, with current ARO and TPO issues.

sincerely,
blair beekman

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Monday, April 23, 2018 2:25 PM
To: RSP
Subject: FW: Vote for BAHN
Attachments: Letter COJS.docx

Rachel VanderVeen

Program Manager
408.535.8231

From: Alma H Blazevic [|]
Sent: Saturday, April 21, 2018 10:34 AM
To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Henninger, Ragan <ragan.henninger@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Garavaglia, Christina <Christina.Garavaglia@sanjoseca.gov>; Nguyen, Tam <Tam.Nguyen@sanjoseca.gov>; Moua, Louansee <Louansee.Moua@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Castro, Huascar <huascar.castro@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Connolly, Shane Patrick <shane.connolly@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Ferguson, Jerad <Jerad.Ferguson@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Lebron, Charisse <charisse.lebron@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Nguyen, Viviane <viviane.nguyen@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Doyle, Richard <Richard.Doyle@sanjoseca.gov>
Subject: Vote for BAHN

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Alma Hodzic
Community Manager

NAS Property Group LLC

San Jose, CA 95117

Cell



April 21, 2018

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Sincerely,

Property Manager

Alma Blazevic

, San Jose, CA 95117

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Monday, April 23, 2018 2:01 PM
To: RSP
Subject: FW: Buffet

Rachel VanderVeen

Program Manager
408.535.8231

From: desim789 [m]
Sent: Sunday, April 22, 2018 1:48 PM
To: VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>
Subject: Buffet

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Happy Connecting. Sent from my Sprint Samsung Galaxy S® 5

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Monday, April 23, 2018 1:45 PM
To: RSP
Subject: FW: a letter from Blair Beekman. Monday April 23, 2018. _____ the ARO/TPO process. S.J. city council meeting. 4/24.

Public comment ARO and TPO

Rachel VanderVeen

Program Manager
408.535.8231

From: bob tom [m
Sent: Monday, April 23, 2018 1:25 PM
Subject: a letter from Blair Beekman. Monday April 23, 2018. _____ the ARO/TPO process. S.J. city council meeting. 4/24.

Dear city government of San Jose,

To offer, one more, simple reminder, of what you are probably already considering,
in the issues around the ARO and TPO, at tomorrow's s.j city council meeting.

There will be, many, many, public speakers.

I hope, as a city government, you will have the time, to take in, all of the public opinions and sentiment.

And, to then have, a 3-6 month period, of thought and deliberation.

So everyone of the community, can better understand, and learn from each side, and from each other.

And, to better understand, what are the fears, and what are the possibilities, with current ARO and TPO issues.

sincerely,
blair beekman

Nguyen, Viviane

From: VanderVeen, Rachel
Sent: Monday, April 23, 2018 1:44 PM
To: RSP
Subject: FW: a letter from Blair Beekman-2. Monday April 23, 2018. _____ the Arbitration Process, a Felony, the ARO, and the TPO.

ARO and TPO public comment

Rachel VanderVeen

Program Manager
408.535.8231

From: bob tom [
Sent: Monday, April 23, 2018 1:26 PM
Subject: a letter from Blair Beekman-2. Monday April 23, 2018. _____ the Arbitration Process, a Felony, the ARO, and the TPO.

Dear city government of San Jose,

I have seen ideas called Ban the Box, being worked on, by people from the city of San Francisco and the East Bay.

Mayor Liccardo and Councilperson Jones, have offered an arbitration process, for the felony process. It seems, a fair minded attempt, of good ideas and compromise, for all sides,

And, is trying to look for next steps, in how to address the future, of the incarceration process, and its stigma.

But I feel the arbitration process, should only be used, only as an emergency last step, stop gap, 'clear the decks', sort of measure.

And not as a regular, beginning function, or option, when a convicted felon, tries to get a rent controlled apartment.

We are working on the concept, when a felon get out of prison, he does not have to be 'guilty', and locked out, of the future of a society.

To be a bit risqué, is there a statistical mandate, 'a quota system', the city already has in place,

to avoid an over-reliance, on a prison to rent control housing pipeline.

I hope the city government of San Jose, can feel secure enough in themselves, that can be o.k., to question, the past life of a felon,

but not punish them, for their past crimes and mistakes, and the makings of the judicial process. .

Your compromise has partially answered the future of this issue.

You probably feel you have even taken, the extra step.

Can you please re-visit, what seems a fairly safe idea, in Ban the Box concepts, signed into law, this year.

There should be something, pretty safe and simple, you can work towards, that is a bit more, than your current compromise process, of the mayor and others.

sincerely,
blair beekman

Nguyen, Viviane

From: Don Tornincasa <>
Sent: Sunday, April 22, 2018 12:14 PM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: San Jose Rents

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,
Don

Regards,
Don Tornincasa
The Sereno Group
DRE# 01041285

Sent from my iPad, please forgive any typos or grammatical errors.

Nguyen, Viviane

From: Frank Frausto >
Sent: Sunday, April 22, 2018 12:58 PM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: Utility Plan

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,
Sent from my iPhone

Nguyen, Viviane

From: gaspare desimone
Sent: Sunday, April 22, 2018 1:48 PM
To: ARO
Subject: buffet

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Sent from Yahoo Mail on Android

Nguyen, Viviane

From: c 1
Sent: Sunday, April 22, 2018 1:49 PM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: Fwd: SJ Lawsuit

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,

Duane Gifford

Nguyen, Viviane

From: Kuldip Nijjar < >
Sent: Sunday, April 22, 2018 4:29 PM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Peralez, Raul; Rocha, Donald; Carrigan, Ryan; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: Fwd: Tents should pay utilities, not property owners

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PGE and this is not green for San Jose.

Mom & pops cannot afford to pay for tenants usage or their waste, and the continuously rising costs of utility rates; all of which are out of our control.

If property owners are forced to pay utilities then many of them may drop out of Section 8 Housing and/or stop renting all together.

Which will have bad effect real estate in San Jose.

So please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Sincerely,

~Kuldip Nijjar

Nguyen, Viviane

From: Ernie Emily <>
Sent: Sunday, April 22, 2018 4:41 PM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: Registry, apartments

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,

Ernie Mendez

Nguyen, Viviane

From: Rajiv Bagora
Sent: Sunday, April 22, 2018 6:43 PM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: Request to postpone the vote

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,
Rajiv

Nguyen, Viviane

From: Hui Chang <
Sent: Sunday, April 22, 2018 9:16 PM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: Utility pass-through

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,
Hui Chang
Property Owner

Nguyen, Viviane

From: Jane Chang
Sent: Sunday, April 22, 2018 9:27 PM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: Utility pass-through

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,
Jane Chang
Property Owner

Nguyen, Viviane

From: quinlam tong <
Sent: Sunday, April 22, 2018 9:48 PM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Cc: Takeo Nomoto
Subject: UTILITY PASS- THROUGH

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,

Alex Tong

Nguyen, Viviane

From: John Fox <
Sent: Sunday, April 22, 2018 10:35 PM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: Rent control

Dear Mayor and City Council,

As a property owner in the City of San Jose, I am deeply concerned with the recommended changes to the Apartment Rent & Tenant Protection Ordinances.

The added reason to evict a tenant under the TPO when they receive a felony conviction before I can begin eviction proceedings puts my other tenants at significant risk. And I would have to hire an attorney to determine if the tenant was convicted. Please support the HUD standards for evicting a tenant that has committed a crime.

RUBS, Ratio Utility Billing System, provides property owner with the ability to share utility costs with our tenants. By sharing the cost of water, gas and trash with our tenants, they are given a metric to understand their consumption and a motivation to take actions to reduce their costs. And the recommendation that the apartment industry proposed would require us to place a not to exceed amount on the utility bills so a tenant would not receive a rent increase that exceeds the 5% cap.

As a housing provider, I take the responsibility of providing my tenants with a safe, clean and desirable place to live very seriously. At the same time, we need to focus our energy on providing more affordable housing supply not adding unnecessary burdens on property owners.

Thank you,

John Fox

Property Owner.

Nguyen, Viviane

From: Fei Shen <
Sent: Sunday, April 22, 2018 10:57 PM
To: Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: Passing utilities to tenants

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you very much,
Fei Shen

Sent from Mail for Windows 10

Nguyen, Viviane

From: Marian Campoy <n >
Sent: Sunday, April 22, 2018 8:56 PM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,

Marian Campoy

Rosa Family, LLC

Nguyen, Viviane

From: Virginia Hao >
Sent: Monday, April 23, 2018 12:10 AM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; aclp@jpmchase.com; District9; District 10; ARO; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: San Jose Rent Control Update: Protect Our Neighborhoods

Dear Mayor and City Council,

As a property owner in the City of San Jose, I am deeply concerned with the recommended changes to the Apartment Rent & Tenant Protection Ordinances.

The added reason to evict a tenant under the TPO when they receive a felony conviction before I can begin eviction proceedings puts my other tenants at significant risk. And I would have to hire an attorney to determine if the tenant was convicted. Please support the HUD standards for evicting a tenant that has committed a crime.

RUBS, Ratio Utility Billing System, provides property owner with the ability to share utility costs with our tenants. By sharing the cost of water, gas and trash with our tenants, they are given a metric to understand their consumption and a motivation to take actions to reduce their costs. And the recommendation that the apartment industry proposed would require us to place a not to exceed amount on the utility bills so a tenant would not receive a rent increase that exceeds the 5% cap.

As a housing provider, I take the responsibility of providing my tenants with a safe, clean and desirable place to live very seriously. At the same time, we need to focus our energy on providing more affordable housing supply not adding unnecessary burdens on property owners.

Thank you,

Property Owner.
Virginia Hao

Sent from my iPad

Nguyen, Viviane

From: Denise <>
Sent: Monday, April 23, 2018 5:50 AM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: Rentals

Dear Leaders of San Jose,

Allowing an all-you-can-eat buffet style utility plan for tenants of mom and pops is neither simple nor environmentally friendly.

In light of the Santa Monica lawsuit against disallowing utility pass-through we ask that you postpone your vote until the court decision.

Thank you,
Sent from my iPhone

Nguyen, Viviane

From: Angela Nolan >
Sent: Monday, April 23, 2018 7:21 AM
To: The Office of Mayor Sam Liccardo; Sykes, Dave; Jimenez, Sergio; Chapman, Helen; Peralez, Raul; Rocha, Donald; Liccardo, Sam; Henninger, Ragan; Davis, Dev; Nguyen, Tam; Carrigan, Ryan; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Fedor, Denelle; Jones, Chappie; Ferguson, Jerad; Pressman, Christina; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; ARO; Morales-Ferrand, Jacky; VanderVeen, Rachel; Ibanez, Angel
Subject: STOP adding more burdens on the landlords and property owners and do something that adds more housing!

San Jose, like the state of California, refuses to deal with the issues that create its housing shortage. Instead, they add additional burdens on housing providers that do nothing to increase supply and insure that there is less money to maintain and improve the supply that already exists.

First the unnecessary proposal that property managers take MORE mandated diversity training, when this is already required of real estate brokers and certified managers, adds nothing to the housing crisis except more paperwork and bureaucracy.

Second, the added reason to evict a tenant under the TPO when they receive a felony conviction before eviction proceedings can commence puts other tenants in the complex at significant risk. So a murderer or rapist or drug dealer who has not yet been convicted will be living amongst the other tenants and there is nothing that can be done to protect them? Don't you care about the safety of the people who have to live in multi-residential housing? Why not adopt the HUD standard—they have a bit more experience in this area than you do.

Third, why not make tenants take responsibility to use utilities like water and energy responsibly? RUBS, Ratio Utility Billing System, provides property owner with the ability to share utility costs with our tenants. By sharing the cost of water, gas and trash with tenants, they are given a metric to understand their consumption and a motivation to take actions to reduce their costs and usage.

I take the responsibility of providing my tenants with a safe, clean and desirable place to live very seriously. You seem more intent giving the illusion that you are helping the housing problems when instead of providing more affordable housing you are just adding unnecessary burdens on property owners.

Open up more spaces and places for development and you would not have a housing shortage! Make it faster and easier to build housing. Cut out all of the multiple layers of bureaucrats laws, rules and regulations governing multi-unit residential properties. In lieu of that, moving the rest of my residential housing investments out of California is looking better and better.

Your requirements do nothing to make more housing available yet add to the burden of providing the housing we already have which guarantees that less money is available for important things that really improve the quality of tenants' lives like maintenance and upgrades.

Angela M. Nolan

San Jose, CA



April 23, 2018

Mayor Sam Liccardo and City Council
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

Re: Amendments to Apartment Rent Ordinance – RUBS

Honorable Mayor Liccardo and City Council:

On behalf of The Silicon Valley Organization (The SVO), I am writing to support the continued use of Ratio Utility Billing Systems (RUBS) so that it can continued to be implemented under San Jose’s Apartment Rent Ordinance (ARO). By way of background, we are the Silicon Valley’s premier business advocacy organization representing 1,400+ companies that employ nearly 300,000 workers and we represent our membership as the region’s largest Chamber of Commerce.

RUBS is a common and established industry practice for property owners throughout the nation. When property owners are encouraged to share the cost of utility services accrued by tenants, it further promotes information sharing and utility conservation measures. Many small property owners will find it difficult to install sub-metered systems in ARO units under the burdensome, regulatory framework of a 5% rent control ordinance, which limits revenue options for renovations or other property improvements for tenants. We urge Mayor and council to maintain RUBS as a provision of ARO, so that small business property owners can some measure of predictability in property management.

The SVO urges Mayor Liccardo and Council to maintain RUBS as you deliberate these policy proposals amending and updating ARO. If you have any questions about The SVO’s position, please contact Eddie Truong, Director of Public Policy & Advocacy, at

Sincerely,

Matthew R. Mahood
President & CEO

Executive Committee

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Lennies Gutierrez
Comcast

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Petrinovich Pugh & Co., LLP

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Kaiser Permanente

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Hopkins & Carley,
A Law Corporation

TREASURER

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Goodwill Silicon Valley

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Dan Bozzuto
Bozzuto Insurance Services

PRESIDENT & CEO

Matthew R. Mahood
The Silicon Valley Organization



California Apartment Association

San Jose, CA 95126

• caanet.org

April 24th, 2018

Mayor Liccardo and City Council

City of San Jose
200 E. Santa Clara St.,
San Jose, CA 95113

Dear Mayor & Council,

The California Apartment Association (CAA) believes that the use of Ratio Utility Billing Systems (RUBS) should be allowed to continue under the city's Apartment Rent Ordinance (ARO). RUBS is an established industry practice used nationally by property owners. By allowing a property owner to share the cost of a utility with their tenants, they are encouraging the sharing of information on potential problems relating to that utility and the conservation of resources. In fact, a survey by the National Apartment Association and National Multifamily Housing Council found that when an apartment community implemented RUBS, water usage decreased by 6-27%.

CAA recognizes the concerns that the implementation of RUBS in a rent controlled environment may lead to fluctuation of rent. To allow housing providers to continue sharing costs of master billed services and promote conservation, the ARO should continue to allow the use of RUBS with clear parameters.

IMPLEMENTING RUBS UNDER THE ARO

The current policy for implementing RUBS in San Jose lacks a clear and consistent framework for housing providers to use and for residents to understand. Outlining such a framework in the ARO would serve to increase utility conservation, provide the residents the information they need to reduce their consumption, and to provide a framework so the implementation is standard across all units. We are recommending the continued use of RUBS but limit it to utilities that fluctuate based on tenant usage along with a common area set-aside of 20% paid by the property owner for maintenance. Those utilities that would be allowed under RUBS in our proposal would be water, gas and trash.

CAA recognizes that the current RUBS setup does not have any clear guidelines to assist property owners in implementing utility cost sharing. Therefore, we are recommending for the continued use of RUBS with certain restrictions. As mentioned earlier, RUBS would be limited to water, trash and gas and 20% of the total bill will be paid by the property owner for the maintenance of common areas.

In order to calculate how much an owner can charge a tenant for each of the three utilities, we are recommending the use the HUD Utility Schedule for Santa Clara County to set the maximum allowable charge. To ensure that the 5% cap is not violated by the use

of RUBS, we are recommending that when calculating the RUBS increase and the rent increase during lease renewal, the total amount cannot reflect more than a 5% increase.

For example, if the current rent is \$1,900 and the RUBS currently being charged is \$100, the total rent is \$2,000. When it comes time to renew the lease, the maximum the new total rent could increase cannot exceed \$2,100. The lease would clearly label the amount of the rent (\$1995) and the RUBS (\$105).

In addition to limiting RUBS to within the 5% cap, we are also recommending greater transparency by allowing a tenant to view and obtain a copy of their bill to understand how their RUBS is being charged. And we are recommending that RUBS only be charged to those tenants who are currently being charged RUBS or who are entering a new lease.

Thank you for considering our position on this issue.

Sincerely,

Anil Babbar

Vice President of Public Affairs

California Apartment Association

Nguyen, Viviane

From: Nguyen, Viviane
Sent: Monday, April 23, 2018 5:28 PM
To: Nguyen, Viviane
Subject: FW: Tenant behavior
Attachments: Surrey Square -- Cost per Month.pdf; Utilities in SJ Rent Control Units.doc

From: BAHN SJ [[m](#)]
Sent: Monday, April 23, 2018 3:47 PM
To: BAHN SJ
Subject: Tenant behavior

Dear Leaders of San Jose,

This is a clear example where banning RUBS absolves the tenants of participating in conservation and actually leads to increased use. In an all-you-can-eat-buffet there is no accountability. This is not just tenant behavior but human behavior. We all behave differently in an all inclusive situation whether it be an open bar or hotel showers or free plastic grocery bags.

Eliminating RUBS is a short-sighted solution to an expensive and complicated problem.

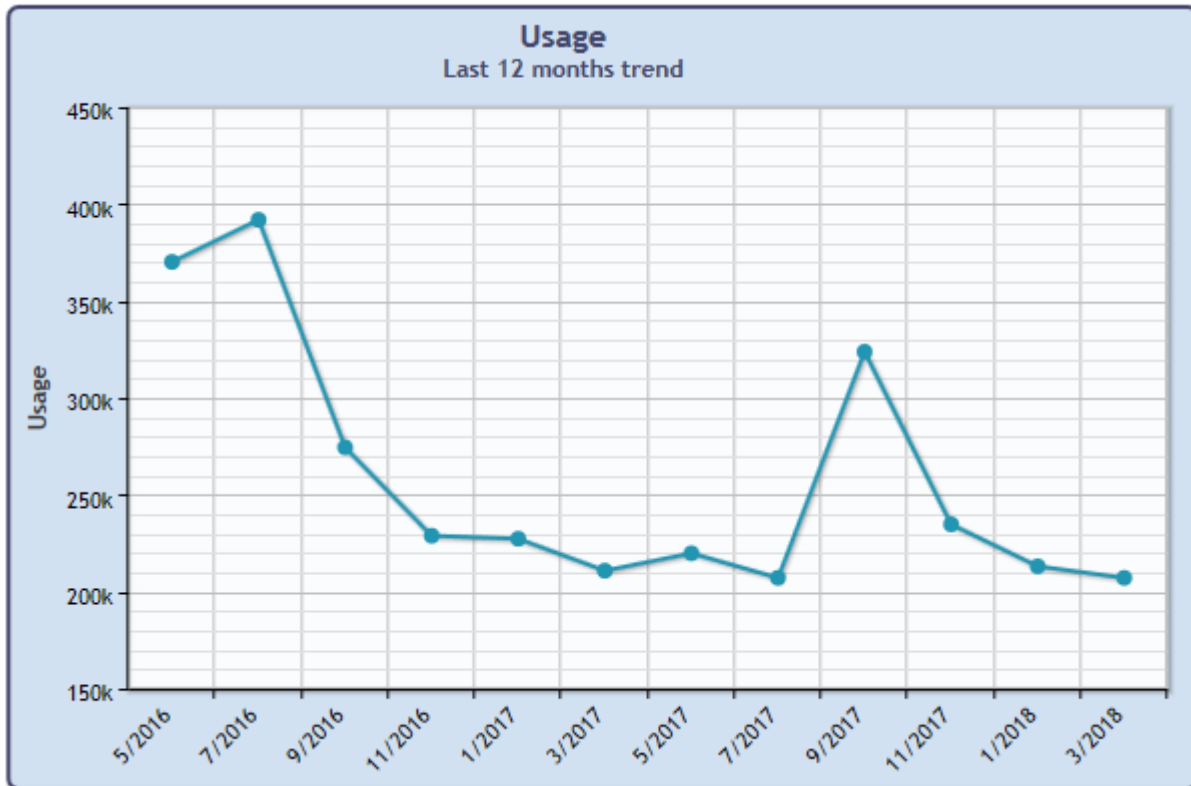
Including RUBS under the already existing 5% rent cap does nothing to incent tenants to conserve and neuters the intent of conservation with a restrictive cap.

BAHN-SJ

BAHN-SJ, is a non-profit group of mom and pop rental property owners in San Jose. We help members: by advocating for affordable, quality housing and small business policies; educating members to abide by the laws and improve business acumen; and by providing a way for homeowners to connect.

Begin forwarded message:

Here is real data from our 40-unit building that is our guinea pig. We installed RUBS in early 2016 and only added it to new leases according to the rules established by Housing, which are attached. 17 of the 40 units are on RUBS, 13 of which occurred in 2016 due to a lot of turnover. A graph of the results:



The upward blip in 9/17 was due to refilling the pool, which we didn't charge to the tenants.

In May 2017, we took out the grass landscaping and installed low-water drought-tolerant landscaping. We installed a WiFi-enabled sprinkler controller to adjust water based on weather forecast from NOAA. Neither had the same effect as installing RUBS and it's a similar story across the portfolio I manage.

The only buildings that experienced an increase in usage? Our buildings in Mountain View, where we had to take out RUBS after the passage of Measure V.

Tenant behavior is the #1 driver of water consumption. By banning RUBS, you're absolving the tenants of all responsibility to participate in any conservation effort, regardless of how insignificant you believe to be the effectiveness of RUBS.



Virus-free. www.avg.com

Surrey Square - Water Cost/Usage by Month for Bill Date							
Month	Cost	Quarterly Cost	Yearly Cost	Usage	Quarterly Usage	Yearly Usage	General Rate
Mar-18	\$2,170.35	\$4,313.41	\$4,313.41	207196	420376	420376	0.010474
Jan-18	\$2,143.06	\$0.00	\$0.00	213180	0	0	0.010052
Nov-17	\$2,287.59	\$2,287.59	\$14,511.58	234872	234872	1424192	0.009739
Sep-17	\$3,249.01	\$5,451.00	\$0.00	323884	531080	0	0.010031
Jul-17	\$2,201.99	\$0.00	\$0.00	207196	0	0	0.010627
May-17	\$2,251.15	\$2,251.15	\$0.00	219912	219912	0	0.010236
Mar-17	\$2,212.83	\$4,521.84	\$0.00	210936	438328	0	0.01049
Jan-17	\$2,309.01	\$0.00	\$0.00	227392	0	0	0.010154
Nov-16	\$2,294.66	\$2,294.66	\$13,455.22	228888	228888	1594736	0.010025
Sep-16	\$2,647.89	\$5,803.57	\$0.00	274516	666468	0	0.009645
Jul-16	\$3,155.68	\$0.00	\$0.00	391952	0	0	0.008051
May-16	\$2,822.17	\$2,822.17	\$0.00	370260	370260	0	0.007622
Mar-16	\$2,534.82	\$2,534.82	\$0.00	329120	329120	0	0.007701

Surrey Square - Water Cost/Usage by Per Apt for Bill Date							
Month	Cost per Unit	Quarterly Cost	Yearly Cost	Usage per Unit	Quarterly Usage	Yearly Usage	General Rate
Mar-18	\$54.26	\$107.84	\$107.84	5179.9	10509.4	10509.4	0.010474
Jan-18	\$53.58	\$0.00	\$0.00	5329.5	0	0	0.010052
Nov-17	\$57.19	\$57.19	\$362.80	5871.8	5871.8	35604.8	0.009739
Sep-17	\$81.23	\$136.28	\$0.00	8097.1	13277	0	0.010031
Jul-17	\$55.05	\$0.00	\$0.00	5179.9	0	0	0.010627
May-17	\$56.28	\$56.28	\$0.00	5497.8	5497.8	0	0.010236
Mar-17	\$55.32	\$113.05	\$0.00	5273.4	10958.2	0	0.01049
Jan-17	\$57.73	\$0.00	\$0.00	5684.8	0	0	0.010154
Nov-16	\$57.37	\$57.37	\$336.38	5722.2	5722.2	39868.4	0.010025
Sep-16	\$66.20	\$145.09	\$0.00	6862.9	16661.7	0	0.009645
Jul-16	\$78.89	\$0.00	\$0.00	9798.8	0	0	0.008051
May-16	\$70.55	\$70.55	\$0.00	9256.5	9256.5	0	0.007622
Mar-16	\$63.37	\$63.37	\$0.00	8228	8228	0	0.007701

Surrey Square - Water Cost/Usage by Per Occupied Apt/Day for Bill Date							
Month	Cost per Unit per Day	Quarterly Cost	Yearly Cost	Usage per Unit per Day	Quarterly Usage	Yearly Usage	General Rate
Mar-18	\$0.86	\$1.68	\$1.68	82.22	163.8	163.8	0.010474
Jan-18	\$0.82	\$0.00	\$0.00	81.58	0	0	0.010052
Nov-17	\$0.94	\$0.94	\$5.93	96.26	96.26	582.35	0.009739
Sep-17	\$1.35	\$2.24	\$0.00	134.95	218.5	0	0.010031
Jul-17	\$0.89	\$0.00	\$0.00	83.55	0	0	0.010627
May-17	\$0.95	\$0.95	\$0.00	93.18	93.18	0	0.010236
Mar-17	\$0.93	\$1.80	\$0.00	88.67	174.41	0	0.01049
Jan-17	\$0.87	\$0.00	\$0.00	85.74	0	0	0.010154
Nov-16	\$0.96	\$0.96	\$5.73	96.21	96.21	681.83	0.010025
Sep-16	\$1.10	\$2.39	\$0.00	114.38	275.02	0	0.009645
Jul-16	\$1.29	\$0.00	\$0.00	160.64	0	0	0.008051
May-16	\$1.21	\$1.21	\$0.00	158.23	158.23	0	0.007622
Mar-16	\$1.17	\$1.17	\$0.00	152.37	152.37	0	0.007701

IMPLEMENTING RATIO UTILITY BILLING SYSTEMS UNDER THE SAN JOSE RENT CONTROL ORDINANCE

The San Jose Rent Control Ordinance allows annual rent increases that do not exceed eight percent. The Ordinance defines “rent” as the “consideration . . . received by a landlord for or in connection with the use or occupancy of a rental unit . . . , including housing services. . . .” The Ordinance defines “housing services” to include “light, heat, water . . . refuse removal . . . and any other benefits, privileges or facilities.” If a landlord charges a tenant for any service that charge is rent under the Ordinance.

If a covered landlord charges tenants for utilities, such utility costs are considered rent under the Ordinance and are subject to all of the same limitations under the Ordinance as any other rent. Among other things, total rent (including utilities) cannot be increased more than eight percent in any 12 month period and rent only can be increased once every twelve months except in very limited circumstances.¹

Because Ratio Utility Billing Systems (“RUBS”) are used to encourage conservation by residents, most RUBS result in variability in the monthly amount charged. As such, when the monthly utility charge increases, the rent effectively has increased as well. Since increases are only allowed once in any twelve month period under the Ordinance, Landlords can either charge residents a fixed “utility rent” amount each month (which does not encourage conservation) or can cap the monthly utility rent with a “not-to-exceed” amount so long as the maximum utility rent, when taken into account with all other increases, does not exceed eight percent of the existing rent amount when the utility rent is first implemented. Landlords then can offer discounts from the not-to-exceed utility rent to reward conservation under whatever allocation formula is being utilized. For those landlords using a third-party billing provider, monthly billing should reflect the utility rent amount, any discounts given based upon the RUBS formula and the monthly amount owed. For the purpose of calculating the allowable rent increase the following year, the maximum capped amount will be added to the traditional rent to calculate the amount on which the next eight percent increase will be based.

Resident’s Monthly Rent as of 11/1/2010:	\$800.00*
Allowable 8% Increase as of 11/1/2010:	\$ 64.00
<i>*assumes last increase was October 31, 2009</i>	
Institute RUBS with a “not to exceed” monthly amount of	\$ 35.00
Maximum cash increase allowed on 11/1/2010:	<u>\$ 29.00</u>
<i>**must be implemented at the same time</i>	\$ 64.00**
November 1, 2011, maximum allowable increase will be:	\$ 69.12
(8% of \$864.00)	

It is important that residents understand their rent obligations. Landlords should utilize a clear utility addendum which sets the amount to be charged, either a fixed amount or a not-to-exceed amount, how the amount is calculated and, if applicable, how discounts may be given. This way, the residents will know what their maximum rent will be, there will be a clear basis on which the eight percent increase can be calculated and residents can benefit from efforts to conserve precious resources.

¹ One such exception is the pass through of certain charges imposed by public utilities, but such pass throughs under the Ordinance are very rare and must meet all of the specified conditions: a new charge, authorized by resolution of the City Council, and passed through in accordance with rules and regulations adopted by resolution of the City Council. Increases in current utility costs are not pass throughs under the Ordinance.

Nguyen, Viviane

From: Howard Lew
Sent: Sunday, April 22, 2018 1:49 PM
To: Liccardo, Sam; Henninger, Ragan; Jimenez, Sergio; Chapman, Helen; Davis, Dev; Garavaglia, Christina; Nguyen, Tam; Moua, Louansee; Arenas, Sylvia; McGarrity, Patrick; Carrasco, Magdalena; Castro, Huascar; Khamis, Johnny; Connolly, Shane Patrick; Jones, Chappie; Ferguson, Jerad; Diep, Lan; Lebron, Charisse; District1; District2; District3; District4; District5; District 6; District7; District8; District9; Sykes, Dave; District 10; Nguyen, Viviane; VanderVeen, Rachel; Morales-Ferrand, Jacky; Doyle, Richard
Subject: pass-through of utilities to renters

Dear Leaders of San Jose,

Rent is for the occupation of a residence. Rent does not include utilities. Much like renting a car you also need to pay for gas and insurance.

Making mom and pops pay for utilities used by tenants will lead to tenants wasting water and PG&E, and this is not environmentally friendly for San Jose.

Mom & pops cannot afford to pay for tenants' usage or their waste, and the continual rising costs of utility rates are out of our control.

Please vote for the BAHN proposal that allows for the transparent standardization of utility pass-through to tenants under rent control.

Thanks,
Howard

Fw: Changes to the ARO, TPO and Source of Income

City Clerk

Tue 4/24/2018 12:18 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>;

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Zizzo, Tony

Sent: Tuesday, April 24, 2018 12:17 PM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; City Clerk

Subject: Re: Changes to the ARO, TPO and Source of Income

Dear Mayor and City Council,

As a property owner in the City of San Jose, I am deeply concerned with the recommended changes to the Apartment Rent & Tenant Protection Ordinances.

The added reason to evict a tenant under the TPO when they receive a felony conviction before I can begin eviction proceedings puts my other tenants at significant risk. And I would have to hire an attorney to determine if the tenant was convicted. Please support the HUD standards for evicting a tenant that has committed a crime.

RUBS, Ratio Utility Billing System, provides property owner with the ability to share utility costs with our tenants. By sharing the cost of water, gas and trash with our tenants, they are given a metric to understand their consumption and a motivation to take actions to reduce their costs. And the recommendation that the apartment industry proposed would require us to place a not to exceed amount on the utility bills so a tenant would not receive a rent increase that exceeds the 5% cap.

As a housing provider, I take the responsibility of providing my tenants with a safe, clean and desirable place to live very seriously. At the same time, we need to focus our energy on providing more affordable housing supply not adding unnecessary burdens on property owners.

Thank you,

Property Owner.

- Tony Zizzo

FW: Help tenants

City Clerk

Tue 4/24/2018 5:38 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>; #WebSubmittal.Clerks <WebSubmittal.Clerks@sanjoseca.gov>;

From:

Sent: Tuesday, April 24, 2018 5:38 PM

To: City Clerk <city.clerk@sanjoseca.gov>

Subject: Help tenants

You should support the rights of 400,000 tenants in San Jose. Adopt Sergio's memo. Support Don Rocha's memo.

I spoke to my caseworker at Kaiser. People are leaving San Jose and going to the Sacramento metropolitan area. High rents are the reason. I think you should be concerned about this. Do you really want to induce people who want to stay to leave? Folks it is on your backs.

Regards,
Bruce Roberts
District 6



Virus-free. www.avast.com