

Fw: Opposing Taxpayer-Funded Lawsuits to Delay Evictions

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 3:45 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Gurumurthy Srinivasagam [REDACTED]**Sent:** Monday, September 27, 2021 1:13 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Opposing Taxpayer-Funded Lawsuits to Delay EvictionsYou don't often get email from [REDACTED]. [Learn why this is important](#)

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.
Thank you for your consideration.

Sincerely,

Gurumurthy Srinivasagam

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Fw: Please say NO to Councilmember Peralez's proposal on Tenant Right to Counsel

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 3:38 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

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From: BAHN Org <[REDACTED]>**Sent:** Monday, September 27, 2021 3:33 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Cc:** Bay Area Homeowner network <[REDACTED]>**Subject:** Please say NO to Councilmember Peralez's proposal on Tenant Right to Counsel

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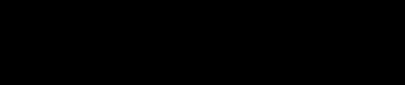
Many of the mom and pops in San Jose have gone without rental income. As victims of the pandemic ourselves, we still have to pay property tax, mortgage, utilities, repairs regardless. The mom and pop housing providers are as vulnerable as our tenants, we don't have deep pockets!

Councilmember Peralez's proposal is biased. It's a discrimination against small housing providers, many of whom are seniors, immigrants and low income. Councilmember Peralez's proposal is wasting public funds, the money is better used to help tenants paying their rents. Councilmember Peralez's proposal is also unnecessary. There are several procedural steps in AB832 that provide sufficient protections to the tenants during a non-payment eviction, as the Staff Report stated.

BAHN supports all efforts to ensure both the tenants and rental housing providers know their rights. We are here offering our help to work with the City for outreaching and education. However, we strongly oppose unfairly weaponizing the tenants and escalate an already unfortunate situation by using taxpayers money. It will extremely hurt mom and pops who are already suffering and struggling.

Please reject Councilmember Peralez's proposal.

Regards,
Jenny Zhao
BAHN Representative



BAHN is a non-profit, grassroots organization representing mom and pop rental property owners in California. BAHN advocates property rights and housing friendly policies. It promotes education and professional development among members for their daily property management needs. It provides a platform for homeowners to connect and help each other. Its mission is to help members achieve greater success in their rental housing business.

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Fw: Vote no on Councilmember Peralez's proposal

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 3:39 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Mohammad Taher <[REDACTED]>**Sent:** Monday, September 27, 2021 3:33 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Vote no on Councilmember Peralez's proposalYou don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

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From: Huiyi Luan <[REDACTED]>**Sent:** Monday, September 27, 2021 3:31 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Please Oppose Taxpayer-Funded Lawsuits to Delay EvictionsYou don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

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Thank you for your consideration.

Sincerely,

---Pauline Luan

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Fw: 9/28 Council Meeting; Agenda Item 8.2 Eviction Moratorium

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 3:41 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Cheryl [REDACTED]**Sent:** Monday, September 27, 2021 3:21 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** 9/28 Council Meeting; Agenda Item 8.2 Eviction Moratorium

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,
Cheryl

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Fw: Response to Councilmember Peralez

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From: Nazar Elwazir <[REDACTED]>**Sent:** Monday, September 27, 2021 3:20 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Response to Councilmember PeralezYou don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Nazar

Nazar Elwazir



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Fw: San Jose City Council — I Strongly Oppose Taxpayer-Funded Lawsuits to Delay Evictions — Please VOTE NO

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From: Hooman [REDACTED]**Sent:** Monday, September 27, 2021 3:19 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>**Cc:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** San Jose City Council — I Strongly Oppose Taxpayer-Funded Lawsuits to Delay Evictions — Please VOTE NOYou don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Hooman Sotoodeh, Ph.D., PE



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Fw: Councilmember Peralez' ambush

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 3:41 PM

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From: John Lau [REDACTED]**Sent:** Monday, September 27, 2021 3:12 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Councilmember Peralez' ambushYou don't often get email from [REDACTED]. [Learn why this is important](#)

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

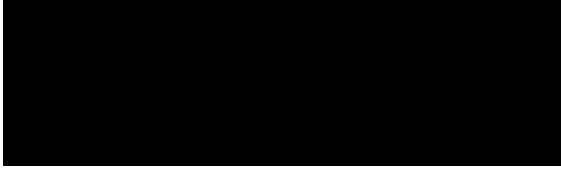
I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

John Lau



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Fw: OPPOSE Councilmember Raul Peralez's last-minute proposal to give free legal representation to tenants

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 3:43 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

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Fax: 408-292-6207

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From: Jenny Zhao [REDACTED]**Sent:** Monday, September 27, 2021 2:46 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** OPPOSE Councilmember Raul Peralez's last-minute proposal to give free legal representation to tenantsYou don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Mayor Liccardo and City Council,

As a San Jose resident and rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Geng Chen
20+ year San Jose resident and voter

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Fw: Oppose Councilmember Peralez's proposal

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 3:44 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

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From: Yon Kim [REDACTED]**Sent:** Monday, September 27, 2021 2:01 PM**To:** City Clerk <city.clerk@sanjoseca.gov>; CouncilMeeting <CouncilMeeting@sanjoseca.gov>**Subject:** Oppose Councilmember Peralez's proposal

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Yon Kim

Property Owner, San Jose, CA 95112

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Fw: NO to Taxpayer Funded Lawsuits to Delay Evictions

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 3:44 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: mila murphy [REDACTED]**Sent:** Monday, September 27, 2021 1:58 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** NO to Taxpayer Funded Lawsuits to Delay Evictions

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,
Mila J. Murphy
CEB Associates

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Fw: Strongly oppose councilmember Peralez's proposal to provide free legal representation to tenants not paying rent

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 3:44 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: David Yan [REDACTED]**Sent:** Monday, September 27, 2021 1:34 PM**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; CouncilMeeting <CouncilMeeting@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>**Subject:** Strongly oppose councilmember Peralez's proposal to provide free legal representation to tenants not paying rentYou don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

David Yan
San Jose resident & housing provider

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Fw: Raul Perez proposal to fund eviction support to delinquent tenants

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 3:45 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Andrea G. Caldwell [REDACTED]**Sent:** Monday, September 27, 2021 1:33 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Raul Perez proposal to fund eviction support to delinquent tenantsYou don't often get email from [REDACTED] [Learn why this is important](#)

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During this terrible time, the landlord side of the industry has been unduly punished without regard to their financial well being. Please DO NOT further participate in this unfair punishment of housing providers in this area.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Andrea G Caldwell

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Fw: Councilmember Peralez's Proposal Re Free Legal Representation for Tenants

City Clerk <city.clerk@sanjoseca.gov>

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To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Karen K. McCay [REDACTED]

Sent: Monday, September 27, 2021 1:17 PM

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

Subject: Councilmember Peralez's Proposal Re Free Legal Representation for Tenants

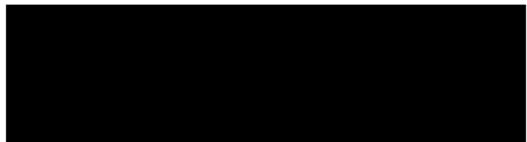
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Dear Mayor Liccardo and City Council,

On the news this morning, I heard a segment in which Councilmember Peralez raised concerns about very low income tenants not having access to legal representation to fight evictions and so he was proposing the City of San Jose give free legal representation to tenants who claim they cannot pay rent. Since low income tenants have access to 100% rental assistance through the State's Rental Assistance Program, they should not need free legal representation for evictions since low income households impacted by Covid-19 have the means and opportunity to pay all rent owed. The statutory amendments created by AB 832 protect them from eviction so long as they are doing their part to obtain rental assistance and incentive landlords to assist them in any way they can. In fact, if a landlord does not apply for rental assistance, they cannot proceed with an eviction. If additional financial assistance from the government is needed to get the rent relief applications and payments expedited, then that is what the City should be funding not lawyers.

Karen McCay



Karen K. McCay

She/Her

