

Fw: Please Vote No on Councilmember Peralez’s free legal representation to tenants

City Clerk <city.clerk@sanjoseca.gov>

Tue 9/28/2021 1:54 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: s s [REDACTED]

Sent: Tuesday, September 28, 2021 1:36 PM

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

Subject: Please Vote No on Councilmember Peralez’s free legal representation to tenants

[REDACTED]

[External Email]

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,
Soosan Sarvian

Sent from Mail for Windows

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Fw: Oppose Councilmember Peralez's Proposal to provide Gov Funds

City Clerk <city.clerk@sanjoseca.gov>

Tue 9/28/2021 1:24 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: Hung Thich [REDACTED]

Sent: Tuesday, September 28, 2021 12:59 PM

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

Cc: Hung Thich [REDACTED]

Subject: Oppose Councilmember Peralez's Proposal to provide Gov Funds

[REDACTED]

[External Email]

Dear 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,

Tiffany T.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Fw: 8.2 Eviction Moratorium

City Clerk <city.clerk@sanjoseca.gov>

Tue 9/28/2021 1:24 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: Emily Ramos [REDACTED]

Sent: Tuesday, September 28, 2021 1:08 PM

To: 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>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Cc: Kohl, Cassidy <Cassidy.Kohl@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Nguyen, Mindy <Mindy.Nguyen@sanjoseca.gov>; Rodriguez, Esmeralda <Esmeralda.Rodriguez@sanjoseca.gov>; Pearce, Michael <Michael.Pearce@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Fong, Mason <Mason.Fong@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Mathew Reed [REDACTED]

Subject: RE: 8.2 Eviction Moratorium

[REDACTED]

[External Email]

Dear Mayor Liccardo, and Councilmembers Arenas, Carrasco, Cohen, Davis, Esparza, Foley, Jimenez, Jones, Mahan, and Peralez,

On behalf of our members, we write today in support of council members' Peralez and Arenas' memo directing the Housing Department to develop a work plan establishing a right to counsel for low income tenants in San Jose. This action is necessary to ensure that the funds made available through federal relief measures reach lower-income tenants and their landlords and that the city does not face an eviction crisis now or in the future. The human costs of residential evictions are significant and lasting. We believe that avoiding unnecessary evictions by providing legal counsel to tenants, otherwise left to navigate a complex system and process without support, is clearly in the broad public interest.

According to the state rent relief dashboard, the state received over 5,000 completed household applications in San Jose. However, only around 2,000 of those households have been served so far. In the staff report, it is estimated that 12,800 households are behind on rent with an average of \$4,600 in rent debt.

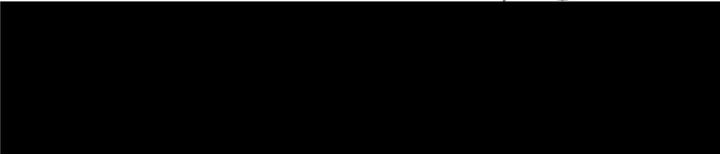
An eviction crisis would have ripple effects that reach far beyond just the tenants and homeowners that are affected. It would further destabilize families and communities that have experienced both health and economic hardships during the Pandemic, it will potentially overwhelm social services, and will certainly increase the number of newly unhoused people. Once someone has been evicted from their home the costs of re-stabilizing can be enormous, and in cases where households end up unhoused it is extremely difficult to get them housed again. In contrast, it is much easier to keep someone in their home if they are already there.

With that in mind, Council should look at a tenant's right to legal council not only as a short term policy solution to an urgent need, but also as a long term tool to prevent unnecessary evictions, displacement and homelessness.

We applaud council and city staff for their tireless efforts to mitigate the economic impacts of the pandemic. We appreciate, and are in strong support of the additional council memos acknowledging how important effective outreach, education and support is, and will continue to be in the months ahead. We hope you will take this next step of approving Councilmembers Peralez and Arenas' memo and provide a right to legal counsel for low income tenants.

Sincerely,
Mathew Reed
Policy Director

Emily Ann Ramos
Preservation and Protection Associate, SV@Home



This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Board of Directors

Kevin Zwick, Chair
United Way Bay Area

Gina Dalma, Vice Chair
Silicon Valley Community Foundation

Candice Gonzalez, Secretary
Sand Hill Property Company

Andrea Osgood, Treasurer
Eden Housing

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Amie Fishman
Non-Profit Housing Association of Northern CA

Ron Gonzales
Hispanic Foundation of Silicon Valley

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community Service

Janice Jensen
Habitat for Humanity East Bay/Silicon Valley

Janikke Klem

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

TRANSMITTED VIA EMAIL

August 28, 2021

Honorable Mayor Sam Liccardo and Members of the City Council
City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

RE: 8.2 Eviction Moratorium

Dear Mayor Liccardo, and Councilmembers Arenas, Carrasco, Cohen, Davis, Esparza, Foley, Jimenez, Jones, Mahan, and Peralez,

On behalf of our members, we write today in support of council members' Peralez and Arenas' memo directing the Housing Department to develop a work plan establishing a right to counsel for low income tenants in San Jose. This action is necessary to ensure that the funds made available through federal relief measures reach lower-income tenants and their landlords and that the city does not face an eviction crisis now or in the future. The human costs of residential evictions are significant and lasting. We believe that avoiding unnecessary evictions by providing legal counsel to tenants, otherwise left to navigate a complex system and process without support, is clearly in the broad public interest.

According to the state rent relief dashboard, the state received over 5,000 completed household applications in San Jose. However, only around 2,000 of those households have been served so far. In the staff report, it is estimated that 12,800 households are behind on rent with an average of \$4,600 in rent debt.

An eviction crisis would have ripple effects that reach far beyond just the tenants and homeowners that are affected. It would further destabilize families and communities that have experienced both health and economic hardships during the Pandemic, it will potentially overwhelm social services, and will certainly increase the number of newly unhoused people. Once someone has been evicted from their home the costs of re-stabilizing can be enormous, and in cases where households end up unhoused it is extremely difficult to get them housed again. In contrast, it is much easier to keep someone in their home if they are already there.

With that in mind, Council should look at a tenant's right to legal council not only as a short term policy solution to an urgent need, but also as a long term tool to prevent unnecessary evictions, displacement and homelessness.

We applaud council and city staff for their tireless efforts to mitigate the economic impacts of the pandemic. We appreciate, and are in strong support of the additional council memos acknowledging how important effective outreach, education and

September 28, 2021

Re: 8.1 Eviction Moratorium

Page 2 of 2

support is, and will continue to be in the months ahead. We hope you will take this next step of approving Councilmembers Peralez and Arenas' memo and provide a right to legal counsel for low income tenants.

Sincerely,



Mathew Reed, Policy Director



September 28, 2021

Dear Mayor Liccardo and City Council,

I strongly 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,

A large black rectangular redaction box covering the signature of the sender.

Summerwind Apartments

September 28, 2021

Dear Mayor Liccardo and City Council,

I strongly 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,



Brent Gregersen

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

City Clerk <city.clerk@sanjoseca.gov>

Tue 9/28/2021 2:59 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

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

From: Jerry <[REDACTED]>**Sent:** Tuesday, September 28, 2021 2:28 PM**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; CouncilMeeting <CouncilMeeting@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>**Subject:** Strongly oppose councilmember Peralez's proposal to provide free legal representation to tenants not paying rent

[External Email]

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,

Jerry Luo
San Jose resident & housing provider

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Fw: vote NO on Councilmember Peralez's proposal

City Clerk <city.clerk@sanjoseca.gov>

Wed 9/29/2021 9:28 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: David Flores <[REDACTED]>
Sent: Tuesday, September 28, 2021 9:46 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: vote NO on Councilmember Peralez's proposal



[External Email]

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.

David Flores

Fw: Oppose San Jose City Eviction-Delay Program

City Clerk <city.clerk@sanjoseca.gov>

Wed 9/29/2021 9:29 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

📎 1 attachments (13 KB)

Oppose San Jose City Eviction-Delay Program.docx;

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: Luisa Gomes [REDACTED]

Sent: Tuesday, September 28, 2021 4:54 PM

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

Subject: Oppose San Jose City Eviction-Delay Program

[REDACTED]

[External Email]

Please refer to my opposition to Councilmember Peralez’s proposal.

Maria Luisa Gomes

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Maria Luisa Gomes

September 28, 2021

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.

Maria Luisa Gomes