

Fw: comment in support of Rules item C2

Agendadesk <Agendadesk@sanjoseca.gov>

Wed 9/4/2024 8:33 AM

To: Rules and Open Government Committee Agendas <rulescommitteeagenda@sanjoseca.gov>

From: City Clerk <city.clerk@sanjoseca.gov>**Sent:** Wednesday, September 4, 2024 8:30 AM**To:** Agendadesk <Agendadesk@sanjoseca.gov>**Subject:** FW: comment in support of Rules item C2

From: Matt King [REDACTED]**Sent:** Wednesday, September 4, 2024 8:11 AM**To:** Taber, Toni <toni.taber@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>**Subject:** comment in support of Rules item C2

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Dear City Clerk and member sof the Rules Committee,

I'm writing in support of the C2 memo from Councilmembers Cohen, Torres and Ortiz.

Limiting the use of AI software that helps corporate landlords extract the maximum rent increases from tenants is a common sense step to put a check on displacement.

As noted in the council memo, this practice hurts tenants of corporate real estate while also pushing up rents for everyone else.

Please approve the memo and forward it to the full council for immediate action.

m

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Matt King
pronouns: he/him/his
Policy Director
Sacred Heart Community Service
[REDACTED]

I'm often in the eastern time zone and that may affect my response time



FW: 10/2 Rules Committee Item C1 Coalition Letter

From City Clerk <city.clerk@sanjoseca.gov>

Date Wed 10/2/2024 7:42 AM

To Rules and Open Government Committee Agendas <rulescommitteeagenda@sanjoseca.gov>

 1 attachments (56 KB)

10.2 Rules Committee Item C1 Comment Letter.pdf;

From: Huascar Castro [REDACTED]

Sent: Tuesday, October 1, 2024 8:12 PM

To: Cohen, David <David.Cohen@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>

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

Subject: 10/2 Rules Committee Item C1 Coalition Letter

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Members of the Joint Rules and Open Government Committee Meeting,

Please see our coalition's letter regarding item C1 on the October 2nd Rules Committee agenda. Thank you for the opportunity to provide comment on this matter.

Sincerely,

Huascar Castro

Director of Housing and Transportation Justice

WORKING PARTNERSHIPS USA



October 1, 2024

San Jose City Hall
200 E. Santa Clara Street
San Jose, CA 95112

Chair Cohen, Vice Chair Foley, and Committee Members Davis, Jimenez, and Kamei,

Re: Rules Committee Agenda Item C1- Ordinance Amendment for Sale or Use of Algorithmic Devices for Residential Dwelling Units. (Ortiz, Torres, and Cohen)

We would like to submit this letter before the committee to express our support for the memorandum authored by Councilmembers Ortiz, Cohen, and Torres. This memorandum requests the development of an ordinance to prohibit the use of Algorithmic Devices for Residential Dwelling Units. The impact of this practice on renters, who are already struggling to keep up with the current cost of living, cannot be overstated. There is precedent based on actions taken in other jurisdictions towards combating this practice, which has been identified as a form of “price fixing” focused on increasing rents.

The corporations using this technology are some of the largest corporate property owners in the Country. As corporate real estate continues to grow, we see firsthand what tools, such as this software, are being used to further corporate interests amid a housing and affordability crisis.

With an Department of Justice Antitrust lawsuit on the use of Algorithmic Devices and an ordinance in place in San Francisco, there are examples of what we as a City can do to prevent exacerbating existing housing impacts on renters in corporately owned properties. **We urge the committee to move this item forward and make a strong commitment to our residents, not corporate real estate. There are various avenues the City can take to continue to genuinely address this topic of concern. We look forward to your unwavering commitment so that problematic, potentially illegal software practices are no longer impacting tenants living in corporately owned buildings.**

Sincerely,

Maria Noel Fernandez, Executive Director, Working Partnerships USA

Jeremy Barousse, Director of Policy and Organizing, Amigos de Guadalupe

Gabriela ‘Gabby’ Chavez-Lopez, Executive Director, Latina Coalition of Silicon Valley

Gabriel Manrique, Organizer, Latinos Unidos for a New America

Andrea Portillo, Director of Community Impact and Policy, SOMOS Mayfair

Kyra Kazantzis, Executive Director, Silicon Valley Council of Nonprofits

Regina Celestin Williams, Executive Director, Silicon Valley@Home

Matt King, Policy Director, Sacred Heart Community Services Agency

Hannah Holloway, Vice President of Programs, Housing, TechEquity

Lee Hepner, Senior Legal Counsel, American Economic Liberties Project

Tristia Bauman, Directing Attorney, Law Foundation of Silicon Valley

Cassandra Magana, Manager of Policy and Advocacy, West Valley Community Services Inc.



October 22, 2024

Honorable City Councilmembers of the Rules Committee
City of San Jose
70 West Hedding Street, 7th Floor
San Jose, CA 95113

Re: Opposition to Item C.2: Ordinance Amendment for Sale or Use of Algorithmic Devices for Residential Dwelling Units

Dear Chair Cohen, Vice Chair Foley, Councilmember Davis, Councilmember Jimenez, and Vice Mayor Kamei,

On behalf of the San Jose Chamber of Commerce, I would like to express our opposition to item C.2: Ordinance Amendment for Sale or Use of Algorithmic Devices for Residential Dwelling Units. The Chamber opposes this ordinance for the reasons outlined below.

- **Inconsistent governance:** Companies and technologies regulated at the federal and state levels are already subject to rigorous oversight. Federal and state regulations are designed to ensure safety, privacy, and operational standards. Adding a local ban undermines the comprehensive regulatory framework that's already in place, leading to inconsistent governance, legal confusion, and diversion of resources.
- **Stifles Economic Growth:** A local ordinance will stymie investment from AI companies in San Jose. Innovation thrives when businesses and technologies are allowed to operate freely within a consistent regulatory environment. A City ban will stifle growth, limit access to emerging technologies, and reduce the city's competitiveness. This can also discourage new businesses from investing in the city, potentially leading to economic stagnation and setting a negative precedent for bringing a new business to San Jose.
- **City Staff Burden:** Federal and state agencies have dedicated experts, research teams, and infrastructure in place to monitor compliance, enforce regulations, and adapt to emerging technologies. City government and staff do not, nor should they, have the technical expertise or capacity to focus on the complexities of modern technologies. Attempting to regulate at the local level without this expertise could lead to poorly informed decisions, inefficiencies, and unintended negative consequences for businesses and residents alike.

Let the Justice Department complete its process over the use of the algorithm used by RealPage. For the reasons outlined above, the Chamber respectfully requests you vote no on this item.

_____ | _____ | _____ | _____



**San Jose
Chamber of Commerce**

Sincerely,



Leah Toeniskoetter
President & CEO, San Jose Chamber of Commerce

Cc: Nora Frimann, City Attorney
Toni Taber, City Clerk
Lee Wilcox, Assistant City Manager
Rachelle Blattman, City Manager's Office





Fw: comment in support of Rules item C2

From City Clerk <city.clerk@sanjoseca.gov>

Date Wed 10/23/2024 11:20 AM

To Rules and Open Government Committee Agendas <rulescommitteeagenda@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? Your [feedback](#) is appreciated!

From: Cassandra Magana [REDACTED]

Sent: Wednesday, October 23, 2024 7:16 AM

To: Taber, Toni <toni.taber@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>

Subject: comment in support of Rules item C2

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Dear City Clerk and Members of the Rules Committee,

I am writing to express my strong support for the C2 memo from Councilmembers Cohen, Torres, and Ortiz, which seeks to limit the use of AI software that allows corporate landlords to maximize rent increases. This is a common-sense measure that will help prevent the displacement of vulnerable tenants and protect the broader community from escalating rents.

As noted in the council memo, this practice disproportionately harms tenants of corporate-owned real estate while also driving up rents for everyone. It is critical that we stand by our commitment to residents, not corporate interests, and ensure that rent increases are based on fairness and equity, not the highest possible figure determined by an algorithm. Many residents are already burdened with rent consuming over 50% of their income, and unchecked rent hikes would only deepen the housing crisis.

I urge you to approve the memo and forward it to the full council for immediate action. Taking this step will provide much-needed relief to renters and help stabilize our housing market.

Thank you for your time and consideration.

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With Compassion,

Cassandra Magana (She/Her/s/Ella)

Manager of Policy and Advocacy

West Valley Community Services, Inc.

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