

From: Antonette Patterson <

Sent: Friday, August 9, 2019 8:40 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Housing Equality Ordinance

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Antonette Patterson, CAM, CCRM | District Manager

Alliance Residential Company

| www.allresco.com

From: Northlake Ambassador < >

Sent: Friday, August 9, 2019 8:27 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: this is not a good mandate

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who manages rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Sharon LaBelle
Northlake Ambassador Apartments

From: Lindsay, David
Sent: Friday, August 9, 2019 8:17 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Section 8 mandates

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,
David Lindsay
San Jose, Ca. 95117

I vote in every election

From: fran turano

Sent: Friday, August 9, 2019 8:11 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: San Jose Considers Section 8 Mandate

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,
Fran Turano

From: JAE ALLEN < >

Sent: Friday, August 9, 2019 6:52 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: CONCERN WITH HOUSING PAYMENT EQUALITY ORDINANCE

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Jae Allen

From: jtlmt@aol.com

Sent: Friday, August 9, 2019 8:44 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Liccardo@aol.com <Liccardo@aol.com>

Subject: No to Section 8 Vouchers

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,
Joseph Tersigni,
Gen. Mgr. LMT Properties (Northlake Ambassador Apt.)

From: Kim Mattos

Sent: Thursday, August 8, 2019 11:37 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: NO on Section 8 Mandate San Jose

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a landlord in the City of San Jose. I am concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes. A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations.

Stop trying to control the natural market. This is overkill.

Landlords are just small business owners, just moms and pops. They are not rich people with deep pockets and unlimited resources. Choosing the tenants is not a City issue. This preference for Section 8 is discriminatory to the MARKET. THIS PLACES AN UNDUE BURDEN ON THE BUSINESS OWNERS.

Perhaps the regulation should be to correct the fraud and abuse in the Section 8 system. After fixing the fraud and abuse, there should not be as many unused vouchers. A "tightening of the belt" in other areas of the system are necessary before trying to artificially puppeteer a capitalistic market.

The City of San Jose needs to stay out of this issue. Stop over-regulating the residential rental market. This is a disservice to Landlords and tenants and the market.

Regards,

Kimberly M. Mattos, J.D., Broker

From: Brian Ponty

Sent: Thursday, August 8, 2019 9:33 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Section 8 Mandate

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provide. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

The burdens, administrative or financial, that are placed on housing providers the more likely it is that more will exit this business. The end result will be fewer units of rental housing available for our residents.

I urge you not to amplify the existing housing housing problems in this area and search for meaningful long-term solutions.

Sincerely,
Brian Ponty

From: Christina Drogin

Sent: Thursday, August 8, 2019 9:05 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Mandatory Section 8--please do not approve

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

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--

Christina Drogin

From: Sal S. Ruiz

Sent: Thursday, August 8, 2019 7:11 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Cc: sal ruiz

Subject: Housing voucher

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Sal Ruiz

From: Jennifer

Sent: Thursday, August 8, 2019 6:21 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Housing Payment Equality Ordinance

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

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Sincerely,

Jennifer Walshe

From: Ashley Daugherty

Sent: Thursday, August 8, 2019 5:39 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Opposition of New Ordinance

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who operates rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before adding additional regulations.

Sincerely,

ASHLEY DAUGHERTY | Floating Community Manager | Multi-Family



Advancing Justice
Housing | Health | Children & Youth

August 9, 2019

San José City Council
San José City Hall
200 East Santa Clara Street
San José, CA 95113

Via Electronic Mail Only

**Re: Housing Payment Equality Ordinance
San José City Council Meeting, August 13, 2019**

Dear Mayor, Vice Mayor, and Council Members:

Across the Bay Area, families are increasingly impacted by the housing crisis as rising rents and the lack of affordable housing in the area force them to move from their homes and communities. This burden is especially heavy for low-income families who already have fewer options when searching for housing, particularly when their housing search is dependent upon a landlord's acceptance of a Housing Choice (or "Section 8") Voucher or another housing assistance program. The Law Foundation therefore supports the Housing Department's recommendation to pass the Housing Payment Equality Ordinance, which will help to alleviate some of these burdens that families receiving rental subsidies face.

It is not uncommon for us to hear reports from the low-income tenants that we assist here at the Law Foundation that it is incredibly difficult to find a landlord who will allow them to use a Section 8 voucher at their property. Often times, individuals will spend a significant amount of time – nearly a decade in some cases – on the waitlist to get a Housing Choice Voucher from the Santa Clara County Housing Authority. Once someone becomes eligible for one of these coveted vouchers, they will only have a few months in which to use it; this means that if they do not find a landlord who will accept the voucher within that time frame, they will lose their voucher, be unable to re-enroll on the waitlist (which is now closed and includes over 4,000 people waiting to become eligible), and their years of waiting will have been for naught. The same is true of those who may otherwise need to move to a new rental property and continue using their voucher elsewhere. Without the crucial assistance that a voucher provides, many families are forced into homelessness or are displaced from their communities and must move away from their jobs, schools, healthcare providers, and other support systems.

As San José relies more and more upon voucher-based assistance to help low-income families facing displacement in this harsh rental climate, it is imperative that the City protect those who seek to utilize rental assistance programs so they can be stably housed and without fear of unfair discrimination. An ordinance like the proposed Housing Payment Equality Ordinance will work to prevent housing segregation, will expand opportunities for low-income tenants, and will help advance the City's obligation to affirmatively further fair housing. Because of the positive effects that can be achieved when vouchers are actually put into use, **the Law Foundation of Silicon Valley supports passage of the Housing Payment Equality Ordinance and the prohibition of housing discrimination based upon a tenant's source of income.**

The Law Foundation further supports a framework for the enforcement of this Ordinance that will allow the City and the aggrieved individuals themselves to take action if a landlord has not complied with its simple, straightforward directives. Should a prospective tenant with a voucher or subsidy be turned away when applying for an apartment because of their voucher/subsidy status, or voucher-holding tenants otherwise be discriminated against because of their source of income, it is imperative that immediate steps can be taken in order to remedy the wrong, especially given the aforementioned short window of time in which a voucher may be used. Given the general reliance upon and use of private enforcement mechanisms in state and federal fair housing laws, along with the low risk of abuse of such a mechanism, we feel that the right to private enforcement without intervening administrative barriers will ensure that landlords are taking the Ordinance seriously and complying with its requirements *every* time they interact with voucher-holding tenants, not just when they have received a slap on the wrist for failure to follow these easy rules in the first *reported* instance. The Law Foundation would also support the implementation of an administrative process, similar to one available to tenants in the ARO petition process, whereby aggrieved tenants or prospective tenants could seek assistance from the City in enforcing their right to be free from discrimination based on their voucher or subsidy status.

Along with the recently-introduced State Senate Bill 329 (Mitchell) (the "Housing Opportunities Act"), and similar to the vast number of source of income anti-discrimination ordinances passed in cities and states across the country, the Housing Payment Equality Ordinance will put those who receive rental assistance on equal footing with other renters while still providing landlords with the ability to run their rental business. These ordinances do not force landlords to rent to voucher holders, but rather give tenants receiving subsidies a fair shake at decent, stable housing. We hope the City of San José will stand behind its residents and pass the Housing Payment Equality Ordinance to give all of our neighbors that chance.

Thank you for your time and continued consideration of this issue.

Sincerely,

Erika Fairfield
Senior Attorney

From: Larry

Sent: Friday, August 9, 2019 10:01 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Stop hampering small business owners with more regulations!

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

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Sincerely,

Paula

From: Angela James

Sent: Friday, August 9, 2019 9:23 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Proposal re: Section 8 vouchers

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

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The naturally affordable units that many of the voucher holders will tend to be rent controlled units that are already subject to a litany of regulations. **Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.**

Sincerely,

William and Angela James

From: Larry

Sent: Friday, August 9, 2019 10:01 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Stop hampering small business owners with more regulations!

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Paula

From: Wes Carter

Sent: Friday, August 9, 2019 10:08 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Section 8 Mandate - opposed

Dear Mayor Liccardo and the members of the City Council,

I wanted to reach out about my concern for the proposed Section 8 mandate that is being considered at the next City Council meeting. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

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Sincerely,

Wes Carter

President, Anton Residential

From: Larry

Sent: Friday, August 9, 2019 10:01 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Stop hampering small business owners with more regulations!

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Sincerely,

Paula

From: Angela James

Sent: Friday, August 9, 2019 9:23 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Proposal re: Section 8 vouchers

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

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The naturally affordable units that many of the voucher holders will tend to be rent controlled units that are already subject to a litany of regulations. **Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.**

Sincerely,

William and Angela James

From: Larry

Sent: Friday, August 9, 2019 10:01 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Stop hampering small business owners with more regulations!

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Sincerely,

Paula

From: Wes Carter

Sent: Friday, August 9, 2019 10:08 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Section 8 Mandate - opposed

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Sincerely,

Wes Carter

President, Anton Residential



WORKING PARTNERSHIPS USA



August 8, 2019

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

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Khamis, and Perez,

Tenant-based rental assistance programs are an essential resource in the response to the lack of permanently affordable housing in San Jose, and the destabilizing impact that severe cost burden, displacement, and homelessness are having on our communities. These subsidies promise a lifeline for struggling households -- the stability of affordable housing in the private market. Demand for these programs far outpaces existing resources and the waiting lists are very long.

It is disheartening, then, that those fortunate few who receive rent-vouchers often struggle to find suitable apartments. Extremely tight markets for rental housing in San Jose make the housing search difficult in the best of circumstances, but as staff has confirmed, Housing Choice Voucher (Section 8) recipients face the additional hurdle of landlords who refuse to rent to voucher holders or even accept applications from them. Tenants who cannot find an apartment with a willing landlord may lose their vouchers with little hope of future eligibility for affordable housing assistance, and increasing the likelihood of homelessness. The result is an opportunity denied -- continued hardship for lower-income households, and significant inefficiency in the use of these scarce affordable-housing resources.

For these reasons, the undersigned organizations support staff's proposed *Housing Payment Equality Ordinance*, which prohibits housing discrimination based on a tenant's Source of Income (SOI), requiring that all persons with the ability to pay for housing should be treated equally when applying to rent an apartment or home, regardless of whether they receive a housing subsidy or housing assistance of any kind.

We also **support ongoing efforts** to coordinate with the Santa Clara County Housing Authority to:

- **Facilitate reduction of the administration burden that hinders the effectiveness of tenant-based rental assistance programs, without compromising habitability standards.**
- **Improve the overall effectiveness and efficiency of these programs, whether through landlord outreach and education, or various incentive structures to increase participation.**

While we support Staff's work in crafting a reasonable framework for stages of enforcement action, the remedies described pose real administrative challenges and burdens that will impact the policy's effectiveness without thoughtful implementation mechanisms. **We recommend that Council direct staff to develop mechanisms to identify cases of discrimination that violate the ordinance, track warnings for first offenses and identify repeat offenders, and allow for city and resident-led enforcement actions. Clear mechanisms and processes will ensure that reasonable enforcement does not cause undue burden on either the city or residents to document and substantiate cases of discrimination. These mechanisms will require ongoing coordination with the Santa Clara Housing Authority, and may include a program that would provide legal support to tenants to bring their own cause of action.**

Including tenant-based rental assistance subsidies as a protected source of income is a long-established means of addressing the otherwise legally allowable forms of Section 8 discrimination. To date 11 states, including Massachusetts, New Jersey, Oregon, Washington, and Washington, D.C., have extended these protections, as have over 50 cities and counties including New York, Chicago, San Diego, San Francisco, and Santa Clara County. More recently, State Senate Bill 329 (Mitchell), titled "Housing Opportunities Act," has been introduced in Sacramento to extend Source of Income protections to voucher recipients statewide.

Neither the proposed ordinance, nor any of those already in effect throughout the country, would force landlords to rent to voucher holders. What it will do is forbid them from using an applicant's rent subsidy as the basis for denying them the ability to apply or be selected for tenancy. We believe this is both important on principle, and an important step towards optimizing the effectiveness of these critical affordable housing programs.

Sincerely,

Leslye Corsiglia, Silicon Valley@Home

Jeffrey Buchanan, Working Partnerships USA

Matt King, Sacred Heart Community Service

Craig Mizushima, Housing Trust Silicon Valley

Jennifer Loving, Destination Home Silicon Valley

Camille Fontanilla, Si Se Puede Collective

Jessica Paz-Cedillos, Si Se Puede Collective

Maritza Maldonado, Si Se Puede Collective

Veronica Goei, Si Se Puede Collective

Cayce Hill, Si Se Puede Collective

From: Rich Shulman

Sent: Friday, August 9, 2019 11:05 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Re: Section 8 vouchers

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

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Sincerely,

Rich Shulman
Valley Fair Realty

From: Franceen Weisert

Sent: Friday, August 9, 2019 11:40 AM

To: sam.liccardo@sanjose.gov <sam.liccardo@sanjose.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Housing Payment Equality Ordinance

Dear Mayor Liccardo and the members of the City Council,

You are in the enviable position of representing all members of this beautiful place where we live. As you attend the meeting next Tuesday to hear both sides of the presumptive need to force landlords to accept Section 8 vouchers, I would like you to consider the following comments from me as a small housing provider.

1. We are owners of a duplex & live next door to a rental unit.
2. What percentage of San Jose's population is qualified for vouchers?
Are you creating a blanket ordinance to give a MINORITY OF RENTERS an advantage over other qualified renters? I think that you are by passing this ordinance.
3. Last year we accepted a Section 8 voucher from a program that supports returning veterans who are transitioning into civilian life. It was our choice, we took a hit of \$150 per month for the first year to help our Navy vet with a goal that we could support. I am proud to say that he is doing great, our son has now joined & is serving in the Navy, & we are nearly back to market rate.
4. Two years ago my other son rented a couch with roommates in Section 8 housing. The holder of the voucher was a 24 year old able bodied male who worked part time, which kept his income low, & stayed high most of the time. The apartment was not kept clean & filled with vermin. When my son moved back, I would not let him bring any belongings into our house until he left them outside for a week & checked each piece to avoid bringing vermin into our house.
5. We cannot afford to defend in court a decision not to rent to a tenant because we found someone who would be a better fit. As long as the City of San Jose will step in & pay for our court costs that resulted from a forced housed tenant with a voucher, & you include this guarantee in the ordinance, you will address a small housing supplier's pressing economic worry.

6. Will this ordinance include CSJ folks renting a room in their house? How about all of the granny units? Why not? How far will CSJ go to bring 'supposed equity' to a minority of represented citizens?

7. Philosophically, we have not accepted Section 8 because as many government entitlement programs are expanded, they just keep growing. Expansion of forced housing will increase my taxes by creating more demand, more need for CSJ employees to 'monitor & report on' the new ordinance enforcement, & more cost in the CSJ budget. Not identifying & disclosing the added costs to future budgets for all citizens of CSJ is disingenuous on your part.

As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

Sincerely,

Franceen Anderson

From: Collin Forgey

Sent: Friday, August 9, 2019 12:06 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>

Subject: No of Section 8 Mandate Please!

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

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Sincerely,

Collin

--

Collin Forgey

SunArcher Investments Inc



8/9/2019

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

Mayor Liccardo and City Council,

The California Apartment Association (CAA) supports the mission of voucher programs to assist low-income residents find safe, secure and affordable housing. CAA relies on many of our members who voluntarily participate in this program and encourage them to be open to working with local housing authorities and various rental subsidy programs. However, because of the significant challenges associated with Housing Choice Voucher (Section 8) program, a mandate is not feasible nor warranted.

The Housing Department's proposed 'Source of Income' ordinance is broad, requiring acceptance of all types of vouchers without regard to their compatibility with a particular unit or property. Accepting a voucher most often requires property inspections and government reviews that can take anywhere from two to four weeks to complete, time that an owner may not be receiving rent on the unit. Then upon clearing all the hurdles with the Housing Authority, it can take up two months to receive the first rent check. It's that kind of bureaucracy that discourages owners from opting into the program. It's a challenge that the Housing Authority knows well and has worked hard to address but they are limited by the resources provided to them by the Federal Government. Resources that will be limited further as the number of inquiries into this program increase from the mandate.

Housing Voucher programs, like Section 8, are complicated and differ from state and local laws. The Section 8 voucher program rules and regulations encompass nearly 800 pages of fine print. Property owners (especially small property owners) not familiar with the program will need legal counsel or housing authority staff to walk them through the requirements of the program. Under the Section 8 program, notices are different, the eviction process is different, a grievance process is mandated, plus many more requirements. At the same time, forcing owners to sign a federal Section 8 contract would certainly raise constitutional challenges.

Requiring rental owners also accept the short-term rental assistance vouchers offered by the City and non-profits pose a dual risk to both the owner and the tenant. The City and non-profits offer vouchers that are designed to rehouse someone for a limited amount of time, typically six months to one year. If the tenant is unable to secure an ability to pay the rent once their voucher has expired, they run the risk of being evicted for nonpayment of rent and having that eviction on their record.

This proposal by the Housing Department fails to take the proactive step of working with the Housing Authority and property owners to develop programs that would encourage

adoption of housing vouchers and instead are proposing to add another burdensome ordinance that places the responsibility to ensure vouchers are utilized on somebody else.

CAA understands the housing authority and the city significantly lack the resources and funding to efficiently administer the program. Mandating that every owner accept Section 8 will only further strain housing authorities and lead to increased costs and delays for rental property owners. This proposed ordinance is a costly new mandate, without providing any additional funding for the housing authority to effectively do its job or offer incentives to for landlords to accept vouchers by reducing risk and streamlining the program in an effort to encourage owners to willingly accept tenants with Section 8 or other housing vouchers.

Sincerely,

;

Anil Babbar
Vice President of Public Affairs
California Apartment Association

From: Patti Eller **Sent:** Friday, August 9, 2019 1:26 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Fwd: Section 8 mandated Proposed Ordinance

----- Forwarded Message -----

Subject:Section 8 mandated Proposed Ordinance
Date:Fri, 9 Aug 2019 13:22:49 -0700
From:Patti Eller
To:"\"sam.liccardo"@sanjoseca.gov

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

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Sincerely,

Patti

Patti Eller Robb, Senior Vice President
Walt Eller Company

--

Patti

Patti Eller Robb, Senior Vice President
Walt Eller Company

From: Jasmine Sandhu

Sent: Friday, August 9, 2019 1:50 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Section 8 vouchers

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Sincerely

Jasmine Sandhu | Business Manager

Alliance Residential Company | Foundry Commons

From: Lawrence Ross

Sent: Friday, August 9, 2019 2:12 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Housing Payment Equality Ordinance

Dear Mayor Liccardo and the members of the City Council:

I am writing to you as a property owner and housing provider in the City of San Jose. I am concerned that the Housing Payment Equality Ordinance is vague, complicated and problematic, making compliance difficult to determine. In addition, the proposed Ordinance does not appear to apply to one of the largest housing providers in the City, namely San Jose State University. As someone who owns rental property, I want to urge you to reconsider the mandated burden that this ordinance unfairly imposes on small housing providers.

Table 2 of your staff report indicates that out of a total of 19,179 vouchers available, approximately 16,486 voucher holders are housed, which means **86% of voucher holders are finding housing without the proposed mandate, and only 5% of voucher holders are currently shopping for housing.** It seems unnecessary to mandate acceptance of voucher holders when the vast majority are already housed and the percentage of voucher holders seeking housing doesn't appear to deviate from the percentage of the general population seeking rental housing.

A housing voucher, such as those provided by the governmental bodies

and nonprofits, carries a significant compliance challenge. Vouchers require another level of compliance determination, which is difficult and expensive for small landlords such as myself who manage their own properties. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but will have to shoulder the financial burden of waiting weeks or months to receive rent checks. Furthermore, accepting a tenant with vouchers puts a landlord at increased risk of a tenant unlawfully holding over should the vouchers become unavailable and the tenant can no longer afford the rent.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws the City of San Jose has passed that impact small owners like me before you pass new ones that are vague, create additional financial risk and are not necessary.

Sincerely,

Lawrence Ross

From: "degifford">

Date: Thursday, August 8, 2019 at 6:55 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Subject: mandated voucher acceptance

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes. **This forces increased costs of operation and must be reflected in forcing rents to rise.**

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

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Sincerely,
Duane Gifford

From: Kim Dong < >

Sent: Friday, August 9, 2019 4:08 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@housingready.org <action@housingready.org>

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

From: jamie keith

Sent: Friday, August 9, 2019 4:06 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@housingready.org <action@housingready.org>

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

As a concerned San Jose resident of District 6, I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

--

Jamie Keith

Pronouns: They/them/theirs

From: Steve Garcia

Sent: Friday, August 9, 2019 4:04 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

Steven

Sent from my iPhone

From: Molly McClendon

Sent: Friday, August 9, 2019 3:53 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Vote No On Mandatory Section 8

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose/Sunnyvale. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Molly McClendon | Business Manager
Naya Apartments

From: Richard Matthews

Sent: Friday, August 9, 2019 2:50 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Housing Payment Equality Ordinance

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. Housing vouchers force a rental property owner to sign a contract against their wishes. Would you like to be forced into a contract? As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Richard Matthews

From: Deborah Torrens

Sent: Friday, August 9, 2019 4:17 PM

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

Cc: District8 <district8@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; action@

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I live and work in District Two and urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers. Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community.

Please vote yes on the proposed ordinance.

Thank you!

Deborah Torrens

From: Norma Callender

Sent: Friday, August 9, 2019 4:52 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

Sent from my iPad

From: Terry Montelibano

Sent: Friday, August 9, 2019 4:46 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

Sent from my iPhone

From: Elizet Bermudez

Sent: Friday, August 9, 2019 4:37 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I encourage you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers. This is a critical policy in very dire times in the Bay Area in terms of the growing homeless population.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

In Community,

Elizet Bermudez | Bilingual Shelter Advocate *Se habla Español*

From: Marilyn Langley (marlangl)

Sent: Friday, August 9, 2019 4:33 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@housingready.org

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

Marilyn Langley

San Jose District 8 resident and Cisco employee

From: kathryn hedges <biolartist@gmail.com>

Sent: Friday, August 9, 2019 4:21 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@housingready.org <action@housingready.org>

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers. The vouchers have a stigma that landlords hold against any tenant with a voucher without regard of that individual's references and character.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Nobody should wait 8-10 years on Section 8 waitlist but lose their voucher because they can't find a cooperative landlord in 120 days.

My mother received Section 8 in San Diego 25 years ago, and had similar problems. She managed to find a home because we didn't have a housing crisis then. She was an excellent tenant: quiet, clean, and reliable.

Please vote yes on the proposed ordinance.

Thank you!

Kathryn Hedges
Member of PACT and South Bay YIMBY

From: Robert Aguirre

Sent: Friday, August 9, 2019 4:19 PM

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

Cc: Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ

<housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo

<TheOfficeofMayorSamLiccardo@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>; action@

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance. Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers. Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community.

Most of you know the difficulty I had finding housing when I asked for letters from most of you, which I appreciated, but even with those letters I still couldn't find housing until two days before my voucher would have expired. Most people with vouchers don't have the associations I have and enjoy. Please vote yes on the proposed ordinance.

Thank you!

Robert Aguirre

tenant/renter/section 8 holder/district 1 resident

From: John Hildenberger

Sent: Monday, August 12, 2019 8:41 AM

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

Cc: webmastermanager@sanjoseca.gov <webmastermanager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@

Subject: vote YES on Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones and Council Members,

Please consider voting YES on the Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers serve as important tools to assist low income residents of San Jose

find & maintain stable housing during our worsening housing affordability crisis.

Preventing discrimination will

level the field in allowing residents of all income levels to secure housing & prevent homelessness.

A YES vote is further the moral alternative.

Thank You

John M Hildenberger

Resident of District 10, San Jose

From: Darrin Ketter

Sent: Monday, August 12, 2019 8:16 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: I oppose the Housing Payment Equality Ordinance

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Darrin Ketter

From: May-inn Tan

Sent: Sunday, August 11, 2019 7:25 PM

To: Jones, Chappie <Chappie.Jones@sanjoseca.gov>; sergia.jimenez@sanjoseca.gov <sergia.jimenez@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; rual.perez@sanjoseca.gov <rual.perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; janny.khamis@sanjoseca.gov <janny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Cc: mayinn tan

Subject: My voice re: force landlords to accept Section 8 vouchers

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

May-Inn Tan

From: Deborah St. Julien

Sent: Sunday, August 11, 2019 4:56 PM

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

Cc: Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ

<housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo

<TheOfficeofMayorSamLiccardo@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>; action@

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

Subject: Vote YES on proposed Housing Payment Equality Ordinance

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

I am a resident of district 10. I have worked with the interfaith rotating shelter for medically fragile women for 3 years. Many people who have vouchers CANNOT get landlords to accept them. This is tragic!!!!

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

Deborah St. Julien

From: BRUCE RUEPPEL

Sent: Sunday, August 11, 2019 4:49 PM

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

Subject: Section 8 Vouchers - No

Dear City Clerk

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Bruce

Bruce Rueppel

From: Virginia Hao

Sent: Sunday, August 11, 2019 2:02 PM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: San Jose Considers Section 8 Mandate

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,
Virginia Hao

From: Pari
Sent: Saturday, August 10, 2019 11:15 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Vote yes

Sent from my iPhone

From: chrismargareth sulayao

Sent: Saturday, August 10, 2019 9:23 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

Maggie

From: P.tr

Sent: Saturday, August 10, 2019 4:39 PM

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

Cc: Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ

<housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo

<TheOfficeofMayorSamLiccardo@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>; action@=

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

I am a long time San Jose resident. I have first-hand experience with landlords' discrimination in rejecting voucher of my elderly mother, who could not live here without the housing voucher, even though she have spent more than 30 years of her life working and living in San Jose. So, this matter is near and dear to me and my relatives.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community.

Please kindly vote yes on the proposed ordinance.

Thank you!

P. Pirouzkari

From: Veronika Phillips

Sent: Saturday, August 10, 2019 4:09 PM

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

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,
I urge you to vote in favor of the proposed Housing Payment Equality Ordinance. Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers. Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. The alternative is MORE homelessness.....God bless you all!
Please vote yes on the proposed ordinance. Thank you!

Veronika Phillips San Jose resident

From: Carol Valentine

Sent: Saturday, August 10, 2019 2:53 PM

To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>

Subject: Urge passage of proposed Housing Payment Equity (Source of Income) Ordinance

Both my husband Tom and I think this proposal is a very good idea. As you know we are residents in District 3 and have appreciated efforts by both of you, Mayor Licardo and Councilman Peralez, to improve access to housing for folks of all incomes in our City. It is my understanding that without this ordinance being passed that landlords will continue to discriminate based on an assumption that just because someone has a housing subsidy they are less trustworthy than someone with a higher income. People searching for housing are not necessarily bad tenants just because some portion of the rent they pay comes from a subsidy. Passage of this ordinance will be just one of many needed changes to make housing options more available to low income residents. We hope that both of you and all of your fellow councilmen and women will vote in favor of this nondiscrimination ordinance.

Carol Valentine

From: Dustin Harber

Sent: Saturday, August 10, 2019 1:39 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@housingready.org <action@housingready.org>

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

Dustin Harber

From: ENYCE NYCE

Sent: Saturday, August 10, 2019 8:42 AM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

https://www.youtube.com/watch?v=c_3mSW8XUZI

<https://abc7news.com/society/finding-affordable-housing-especially-difficult-for-homeless-veterans/5450953/>

From: Geeta Madhuri Kunapareddy

Sent: Friday, August 9, 2019 10:33 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

Sent from my iPhone

From: info

Sent: Friday, August 9, 2019 10:30 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@ **Subject:** Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

As a case manager for Housing 1000 I ran into this with landlords all of the time. Sometime under the radar but other time landlords were quite candid.

Thank you!
Eileen

From: Nathan Temiquel

Sent: Friday, August 9, 2019 5:30 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action@

Subject: Vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis and Peralez,

I urge you to vote in favor of the proposed Housing Payment Equality Ordinance.

Rental subsidies and housing vouchers are critically important tools to help low-income residents find stable housing amidst our historic housing crisis. Yet, far too many landlords refuse to rent to tenants who receive subsidies or vouchers.

Prohibiting this type of discrimination is an important step towards ensuring that residents of all incomes are able to find safe and affordable housing in our community. Please vote yes on the proposed ordinance.

Thank you!

From: Union Park

Sent: Monday, August 12, 2019 9:54 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Section 8 Mandate

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Donna Henning

Union Park Apartments

From: Brooke Gibson <brooke@ablproperties.com>

Sent: Monday, August 12, 2019 10:01 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Cc: Annalisa Leonido <annalisa@ablproperties.com>

Subject: Housing Payment Equality

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Brooke Gibson

Regional Manager

ABL Properties, Inc. | Corporate BRE #01918037

From: thepalms@ablproperties.com

Sent: Monday, August 12, 2019 10:08 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: San Jose Considers Section 8 Mandate

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Edin Ismic

From: Michele Lew

Sent: Monday, August 12, 2019 10:28 AM

To: City Clerk <city.clerk@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Housing - CSJ <housing.csj@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>; action

Subject: Please vote YES on proposed Housing Payment Equality Ordinance

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers:

On behalf of The Health Trust, I respectfully request your "aye" vote in favor of the proposed Housing Payment Equality Ordinance.

Based in San Jose, The Health Trust is a nonprofit operating foundation focused on building health equity in Silicon Valley. Prioritizing health in housing is one of our three focus areas.

Adoption of the Housing Payment Equality Ordinance will provide increased housing options for low-income residents. We look forward to continued partnership with the City of San Jose to ensure that residents are able to find safe and affordable housing in our community.

Please vote yes on the proposed ordinance. Thank you for your consideration.

Sincerely,
Michele Lew

Michele Lew
Chief Executive Officer

From: Ashley Saechao <

Sent: Monday, August 12, 2019 10:37 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Housing Payment Equality Ordinance

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Ashley Saechao | Assistant Property Manager | Monrache Apartments

From: Cynthia Thiara <

Sent: Monday, August 12, 2019 10:14 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: landlords to accept Section 8 vouchers on market rate apartments

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

CYNDEE THIARA | Community Manager | The Plaza

From: almadenhouse@

Sent: Monday, August 12, 2019 10:10 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Housing Payment Equality Ordinance

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned that the Housing Payment Equality Ordinance is complicated and problematic. As someone who manages a rental property, I want to urge you to reconsider the mandated approach that this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carry a significant amount of compliance challenges. There are many owners who own and operate their properties that will find it difficult to carry the financial risk of having to accept vouchers but waiting weeks or months to receive rent checks, go through the inspection process and manage a tenant who operates by a different set of rules.

The naturally affordable units that many of the voucher holders will seek tend to be rent controlled units that are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Sonía Perez

Community Manager

From: Wendy Elliott

Sent: Monday, August 12, 2019 10:52 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Proposed Housing Payment Equality Ordinance - Agenda Item 4.4 on 8/13/19 City Council Agenda

Dear Mayor Liccardo and members of the City Council:

I am a District 6 resident. My family owns, and I manage, residential rental properties in San Jose. I'm writing to express my concern about the proposed Housing Payment Equality Ordinance, Agenda Item 4.4 on the August 13, 2019 Council Agenda. My concerns are as follows:

1. I agree that there is a housing problem in this Valley. It's impossible to ignore, and must be addressed. However, this seems to be part of a "scattershot" approach undertaken by various jurisdictions in an attempt to take quick action. Unfortunately, adding another level of regulation onto an already burdensome regulatory structure will lead to ambiguity and confusion. I believe that what's really needed is a multi-jurisdictional, inter-disciplinary effort that includes the city, the county, and ABAG at the very least. This effort should include departments of Housing, Building, Finance, Social Services, Transportation, etc. and should develop a **regional** transitional housing model that fills a gap in the housing continuum to temporarily house residents, educate them about their responsibilities and prepares them to be good tenants. Education should include budgeting, household maintenance, life and job skills. It's unreasonable to expect formerly homeless to immediately understand what it takes to be successful in permanent housing. We need to support them as they move from homelessness to transitional housing to hopefully stable rental housing.
2. It's important to ensure that landlords aren't at undue financial risk under the current Section 8 structure. Landlords shouldn't have to wait an unreasonable length of time to get units inspected by the Housing Authority, or, if vouchers expire, be burdened with financially unqualified tenants whom they otherwise would not have accepted. All that does is put financial stress on the tenant and create a heightened risk of default, which creates financial stress on the landlord, who may have to undergo the time and expense of the unlawful detainer process and suffer damage to property. Landlords shouldn't have to wait for payments – they have bills to pay and for most cash flow is an issue. Close these gaps in the program then educate landlords about benefits of accepting vouchers.

3. Landlords are currently subject to a highly regulated environment, which regulations come from myriad jurisdictions – Federal and state fair housing, city rent control, not to mention state landlord-tenant rules and processes that are strongly skewed toward tenants. This ordinance would create another regulatory burden that falls on landlords, and most small landlords don't have the resources to adequately respond to the burden thereby creating another financial stress for landlords, most of whom cross their fingers and pray they're doing the right thing.

4. Is this really going to help? Most landlords have rental policies in place that require successful applicants to have a certain income-to-rent ratio and credit score, in addition to other factors (no bankruptcies, no evictions, no felony records, etc.) It's likely that many section 8 applicants won't qualify based on other, legitimate factors and this will just be another regulatory structure that will cost landlords money to ensure compliance and at best, add only a few available units for voucher applicants.

I urge the Council to consider my concerns and direct staff to return with a draft ordinance that addresses these concerns. Alternatively, I urge the Council to consider the recommendations contained in the Memorandum circulated by Councilmembers Khamis, Foley, Davis and Diep.

Thank you for your consideration.

Sincerely,

Wendy Ross Elliott

From: Jim <

Sent: Monday, August 12, 2019 10:51 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Section 8 Forced on Property Owners

Dear Mayor Liccardo and the members of the City Council,

I am a housing provider in the City of San Jose. The Housing Payment Equality Ordinance is complicated and problematic, and worse, it forces me to work with the Housing Department. This means any tenant with vouchers become 3 times more time consuming and complicated than a non-voucher tenant. More inspections, payment issues, delays and on and on, in ADDITION to all the other existing rules to which I am subject in San Jose. I have enough uninvited government partners in my housing business. NO MORE. STOP.

As someone who owns rental property, I want to urge you to reconsider the mandated approach that this ordinance takes. Vote NO. Vote NO.

Sincerely,

Jim Claus

From: Moriah Larson

Sent: Monday, August 12, 2019 11:04 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Perez, Raul <Raul.Perez@sanjoseca.gov>; Diep, Lan <lan.diep@sanjoseca.gov>; Carrasco, Magdalena <Magdalena.Carrasco@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Esparza, Maya <Maya.Esparza@sanjoseca.gov>; Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Housing Payment Equality Ordinance - Opposition

Dear Mayor Liccardo and the members of the City Council,

I am writing to you as a housing provider in the City of San Jose. We are concerned the Housing Payment Equality Ordinance is complicated and problematic. Therefore, I urge you to reconsider the mandated approach this ordinance takes.

A housing voucher, such as those provided by the governmental bodies and nonprofits, carries a significant amount of compliance challenges. There are many owners who own and operate their properties who will find it difficult to carry the financial risk of accepting vouchers, to wait weeks or months to receive rent checks, to go through the inspection process and to manage tenant(s) who operate by a different set of rules.

The naturally, affordable units many of the voucher holders will seek are rent-controlled units, which are already subject to a litany of regulations. Please consider all of the laws San Jose has passed that impact these owners before you pass new ones.

Sincerely,

Moriah Larson | *Financial Controller*