

From: PAUL ROSATI

Reply-To: PAUL ROSATI

Date: Friday, March 6, 2020 at 7:05 PM

To: The Office of Mayor Sam Liccardo

Subject: Sam's Proposal to City Council to Prevent Eviction

Dear Task Force for Mayor,

Please pass note to Sam that I do not support his proposal to prevent eviction of tenant who has lost job or hours due to Coronavirus. My 98 year old mom relies on rental income to pay expenses (property tax, gardener, property manager, curbs, gutter and cement repairs and tree trimming the City makes us do as well as her home health caregiver and other living expenses). If Sam is adamant to do this, I ask if he would consider an exemption for elderly retiree rental property owners that rely on rental income.

Thank you,
Paul Rosati

From: "j.gal7"

Date: Friday, March 6, 2020 at 8:06 PM

To: The Office of Mayor Sam Liccardo

Subject: Evictions San José

Dear Mr. Mayor,

I just saw your announcement about the eviction moratorium because of Covid virus. I have some questions, concerns, and comments:

What will landlords do when they can't pay the mortgage? Will landlords get assistance? An extension? What of the landlord's costs/bills? Why must landlords be disregarded in your consideration when deciding what to do when the city is confronted with a crisis? Landlords are not the villains they are stereotyped to be. Landlords help people and sacrifice so much but yet are disregarded when these decisions are made. Even the landlords without mortgages have costs and would be unfairly penalized.

How are the tenants to be verified? How will people know if they are truly affected by the Covid virus or if they just chose not to pay the rent? Who will verify this? Who will enforce it? How long will this be allowed?

Your decision will have so many consequences and repercussions to so many! Instead of having ONE family displaced from their home you will cause TWO families to be displaced because the landlords and their families will not be able to pay their bills and then they themselves will be displaced! Tenants need help, but not at the expense of others.

Aren't you the main proponent for ADU's? Build ADU's at such a humungous cost to San José property owners/landlords to start? How are they to pay the cost of the mortgages on said ADU's when they can't collect the rent? Default on those loans when a tenant "cant" pay?

The decision to do this appears to be a knee jerk reaction to the panic the Covid virus has caused. It does not make sense to cause an even bigger problem for even a greater number of families! Please rethink your decision to do this! For the love of not digging a deeper hole of which we cannot return and recover - please think this through!

I know the collective powers that be in the city can come up with a better more equitable solution for all. I believe in you!

Respectfully.

A Lifelong San Jose Resident - 6 generations deep and here to stay!

Picture: My Family - 5th generation San Joseans. She is one of many of your San Jose constituents who are counting on you to make equitable fair thoroughly thought out decisions.

On 3/6/20, 8:44 PM, "cka000" wrote:

I understand that the Mayor is considering a moratorium to stop evictions due to non payment

Mayor, please let me know who is going to help me when I have to make my mortgage to the bank

I worked two jobs to purchase a small property I am now disabled who is going to help me

Please let me know

Thanks

Chris

From: murcal120

Date: Sunday, March 8, 2020 at 8:49 PM

To: The Office of Mayor Sam Liccardo

Subject: Don't Stop Evictions in San Jose

I own rental properties in San Jose. If my tenants don't pay the rent I can't pay the bills for the properties. It ruins my credit, I pay late fees, the water bill and property taxes, insurance, maintenance fall behind. Then code enforcement shows up at the properties. I could lose my properties. Then my tenants would be out on the street and homeless. My tenants that I have had for many, many years always find a job and it usually turns out to be a better job than they had before.

You are trying to run my property that I own. I have the right to evict a tenant for non-payment of rent. I am thinking of selling my properties to stop the City of San Jose from controlling them. I have below market rents and the new owners will raise the rents out of range for my present tenants.

Do you think before you open your mouth?

Your get gun insurance idea does not make any sense either. I have a hard enough time keeping insurance without adding insurance these days.

From: kathryn hedges

Sent: Monday, March 09, 2020 2:03 PM

To: 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>; Housing - CSJ <housing.csj@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; cityattorney@sanjoseca.gov; citymanager@sanjoseca.gov

Cc: PACT Core Housing Team ; N Aziz

Subject: Agenda Item 8.3

Dear Mayor Liccardo:

I agree with the letter from the Law Foundation of Silicon Valley that supports and extends your memorandum proposing a moratorium on evictions for overdue rent during the public health emergency for COVID-19.

I understand that mom-n-pop landlords may be personally affected by tenants not being able to pay rent on time. However, if they filed eviction, the process could last as long as the pandemic, and it may be difficult to turn units and fill vacancies in the middle of a pandemic anyway. The tenants don't need a "Scarlet E" on their records because they couldn't get work during the pandemic. We know this often leads to homelessness when they can't rent again due to the eviction. If they move to avoid it, they'll never be able to move back.

San Jose doesn't need to suffer more displacement of working people. San Jose will need these workers after the pandemic, and expecting people to commute from the Central Valley is why California's primary contribution to greenhouse gases is auto exhaust. If we are in a climate emergency, we need to reduce commutes, not increase them.

Regarding the expansion of the terms suggested by the Law Foundation, I agree that these are necessary. The tenants who will need this the most will be the hardest to reach by the deadline for April. They're also likelier to have difficulty documenting loss of income and proving it's related to the pandemic.

As you may recall, I'm a small business owner. I have exactly one order since the announcement of COVID-19 in the Bay Area, and it's a retail order for \$15. My wholesale customers' sales are down so they don't need to reorder. My retail events are being cancelled and so is a regional trade show. I'm sure this is true for other artisans too, and the hundreds of food vendors.

I understand some of the fears of small landlords, however. I believe we should expand the eviction prevention program to tenants affected by COVID-19 renting from small landlords.

However, I disagree that tenants will abuse the program or that landlords will be unable to evict tenants for other reasons such as destruction of property or assaulting neighbors.

Thank you for proposing this relief for tenants. I won't be attending the meeting due to social distancing, as I have health risks and have many elderly neighbors.

Kind regards,

Kathryn Hedges

From: The Jacksons
Sent: Monday, March 9, 2020 2:13 PM
Subject: Corona Virus/Landlords

Dear Mayor Licardo - et al,

Why does Government appear to dislike Property Owners (landlords) so much?

I sacrificed very much to buy (and keep) my rental property(ies), hoping to have it supplement my retirement savings (*and retain some financial independence*) in my twilight years. I ate a lot of beans and oatmeal for the first few years - while future 'tenants' bought cars and clothes and vacations and had expensive parties. And now, after not having had as much fun in my youth as did my future 'tenants', the government tells me (over and over again) that I MUST share what I worked so hard for with those who made other choices in their early years.

Whatever happened to personal accountability?

And now landlords are being dictated to not evict * our tenant IF THEY CLAIM they got laid off from work due to absences caused by the Corona Virus.

Why did you make that the landlord's financial responsibility?

WHY DID YOU NOT, instead, PASS A BILL THAT PROHIBITS EMPLOYERS FROM LAYING OFF EMPLOYEES SHOULD THEIR EXTENDED ABSENCES BE DUE TO THE CORONA VIRUS?

That (to me) would seem to be the most logical approach to protecting tenants/employees since it would stretch BEYOND only protecting their housing costs and allow them to continue to afford food and utilities and medical and auto and.....expenses; items for which their landlord bears NO responsibility (*not yet anyway...??????*).

Or

ARE YOU SUGGESTING THE LANDLORD MUST 'CARRY' THEIR TENANTS UNTIL THEY FIND A NEW JOB?

Hmmm.... The proverbial straw....causing landlords to lose their property to foreclosure (*or sell it to a foreign conglomerate who will pay top dollar for it and then NOT care about American tenants*). And after their rental income is taken from landlords then they, too, will need to lean on the government for financial help - just like many current tenants do.

Can the government afford to support us all forever?

Thanks for hearing me.

Regards

Susan

* *The eviction process is an extremely lengthy and expensive one. It is not a financially sound decision to start an eviction process at the first late payment anyway. Most sensible land owners know this - without government mandates and controls.*

From: BAHN Org

Sent: Monday, March 09, 2020 3:59 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District5 <District5@sanjoseca.gov>

Cc: City Clerk <city.clerk@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>; [bahn-bay-area-homeowners-network](#); [bahn-san-jose-chapter](#); BAHN SJ ; Bay Area Homeowner network

Subject: BAHN comments on 03/10/20 Council Agenda --- "Temporary Moratorium on Eviction"

Dear Mayor and Council-members,

We learned that the City is going to discuss an urgent moratorium to ban eviction due to Covid-19 on 03/10/20 council meeting, here are our comments and suggestions from the standpoint of mom and pop property owners, we hope you would take into consideration.

First of all, we as community members, are all deeply concerned and worried about the virus. This covid-19 pandemic is not only putting everybody's health in danger but also putting our jobs and businesses under huge risks.

While we fully feel for our tenants and we will try our best to help them during this difficult time, we would like to point out that, this Moratorium is UNFAIR by adding all the burdens on the shoulders of rental property owners.

As you may already know, many mom and pops are living mortgage by mortgage, many of us have full time jobs and young children, many of us are seniors who rely on the rents for living. The virus could impact us the same way as it impacts to our tenants. Furthermore, our property tax is due on Apr 10, we also have state and federal tax due by Apr 15. Any missing rents could put us in financial hardship to pay mortgage and tax, not to mention our own living costs. We are going to face foreclosure if we miss any mortgage or tax payments!

Therefore, we urge the City of San Jose to follow the model of the City of New York, to provide zero-interest loans or grants to business owners who are affected by income loss due to Covid-19 pandemic, to help us survive.

<https://www.cnn.com/2020/03/08/coronavirus-live-updates-grand-princess-to-disembark-passengers.html>
NYC to provide relief for small businesses

New York City will provide no-interest loans and grants for some small businesses impacted by COVID-19, New York City Mayor Bill de Blasio said. The city will provide no-interest loans of up to \$75,000 to small businesses that qualify, he said, adding that the city will offer \$6,000 grants for "mom and pop" businesses with five or fewer employees to retain staff.

We, homeowners, renters, property owners, small business owners, are all in this together. We rely on your leadership to win this battle without letting anyone down! Please don't foreclose rental property owners, let's learn from New York!

Thank you for your consideration!

Jenny Zhao

BAHN Representative

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

From: Maria Yang

Sent: Monday, March 09, 2020 4:28 PM

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

Cc: District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>

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We, homeowners, renters, property owners, small business owners, are all in this together. We rely on your leadership to win this battle without letting anyone down! Please don't foreclose rental property owners, let's learn from New York!

Thank you for your consideration!

Maria Yang
San Jose Rental Owner

From: Martin Bell

Sent: Monday, March 09, 2020 4:29 PM

To: Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: proposed eviction moratorium

Dear San Jose Housing Department and City Council,

I'm the pop half of a mom and pop landlord team. At the end of 2000, my wife - Charlene - and I risked everything we had to buy a scary 4-plex in south San Jose. It was the best we could afford. Since then, we have invested many thousands of dollars and thousands of hours of labor, sweat and sometimes blood to make it a fit place for families to call home and keep it that way. We would never rent a unit that we would not be comfortable in ourselves.

Now we find ourselves facing a health crisis and San Jose wants to impose a 30-day eviction moratorium. I'm sympathetic to the plight of working people who are victims of this crisis. So fine, let's slap a band-aid on the problem. But let's also acknowledge a few things:

- 1) Let's call this what it is: a mandatory unsecured zero-interest loan demanded of the San Jose housing providers.
- 2) The burden of this solution falls ONLY on the San Jose housing providers. The city of San Jose appears to contribute nothing, except their ability to force someone else to solve it.
- 3) The city should back these loans and make housing providers whole in cases where the tenant is ultimately unable to pay.
- 4) The city should provide assistance to help landlords reclaim their property, as needed, when the moratorium expires. It's fair to expect a speedy resolution when our ability to provide free housing runs out.
- 5) What about late fees? Will San Jose provide assistance in paying those?

I hope the San Jose Housing Department and City Council will impose this 30-day eviction moratorium and use that time to garner feedback from all parties to come up with more effective and equitable solutions.

Sincerely,

Martin Bell

From: Mary Helen Doherty

Sent: Monday, March 09, 2020 3:39 PM

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

Subject: San Jose City Council Mtg. 3.10.20 Agenda Item 8.3-Eviction Moratorium

Dear Mayor and City Councilmembers,

I'm writing in strong support of Mayor Liccardo's moratorium on evictions during the health risks we are experiencing related to the coronavirus.

In addition I request that the additional provisions requested in the attached letter from the Law Foundation of Silicon Valley be added as amendments to the Mayor's proposal.

Please vote in support of the hard working people of San Jose and support this Eviction Moratorium with the requested amendments.

Thank you,
Mary Helen Doherty



Advancing Justice
Housing | Health | Children & Youth

March 9, 2020

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

Re: Agenda Item 8.3, Eviction Moratorium

Dear Mayor and City Councilmembers:

The Law Foundation of Silicon Valley writes in strong support of Mayor Liccardo's efforts to enact a moratorium on evictions during the COVID-19 emergency. We are in unprecedented times and applaud the quick and decisive action taken by the Mayor and the City to protect its residents during this public health crisis. Additionally, we urge the Mayor and City Council to expand this eviction moratorium and enact an ***unconditional moratorium*** on non-payment of rent evictions until the emergency has passed.

At a minimum, the moratorium must include protections for tenants who do not learn of these emergency measures before their rent is due. These protections should include a requirement that landlords notify tenants of their rights during the emergency and a "right to cure" for tenants allowing them to notify their landlord of COVID-19-related financial impacts up until the date of the actual physical eviction in non-payment of rent cases.

I. The eviction moratorium should be unconditional to protect all impacted families.

As currently proposed, the moratorium would only apply to residents who can prove with written documentation that they have been affected by the COVID-19 *prior* to their rent being due. Many tenants will not be able to meet this requirement as tenants may not know they have such rights, especially given the fact that City services and public meetings are impacted by the emergency. Additionally, some tenants may not have access to this written documentation, including those who may be self-employed, or work in the "Gig" economy. Furthermore, some tenants may simply not be able to provide this written documentation to their landlord *prior* to their rent being due.

Given the severe consequence of evictions, including potential homelessness and potential for families moving into overcrowded conditions with the potential to spread the virus, we urge the City Council to consider an **unconditional moratorium** on evictions based on non-

payment of rent while the public health emergency remains. The City should declare that landlords may proceed with evictions or civil actions for non-payment of rent once the emergency has passed.

II. Alternatively, additional protections must be added so that eligible tenants are not denied protection for lack of knowledge or documentation.

Short of a full, unconditional moratorium on evictions, we encourage City Council to enact additional protections for tenants that would make it easier to access the moratorium's protection from eviction if they had financial consequences related to COVID-19. We suggest **requiring landlords to provide written notice of these emergency protections**, so that tenants are immediately made aware that they have rights during this emergency. This notification should also include information about emergency assistance resources so that tenants are aware of the protections and resources available to them.

Additionally, **the moratorium should include a "right to cure" for tenants** to allow them to notify their landlord their COVID-19-related financial difficulties at any time up until their physical eviction date. This will protect eligible tenant families who merely do not provide notification to their landlord on or before the day rent is due. This right to cure should allow tenants to remain housed if they can provide documentation and access emergency rent assistance or other assistance to cover the cost of rent. For example, if a tenant cannot provide written documentation that their failure to pay rent is related to a consequence of COVID-19 prior to rent being due, and the landlord does proceed with an eviction, the tenant should be given an opportunity to cure this breach and pay rent and prevent an eviction from happening.

To implement these protections, we propose adding the following language to the Mayor's memorandum:

- A. Landlords must provide tenants notification of the emergency ordinance, and provide tenants a copy of a notice of available emergency rental assistance resources prior to issuing a notice for non-payment of rent or proceeding with an eviction process related to non-payment of rent while the moratorium is in effect.
- B. Should a landlord proceed with an eviction while this moratorium is in effect, any affected tenants shall have a right to "cure" and remain in the property if the tenant provides adequate documentation, as described above, and payment of rent (either through emergency rent assistance or other services) any time **prior** to either their unlawful detainer trial date, or the date of the Sheriff's Writ of Execution.

III. The COVID-19 emergency requires Council to take strong action and offer long-term support to everyone in our community throughout this emergency.

Lastly, we acknowledge that an unconditional moratorium may have some immediate negative consequences for landlords. Nevertheless, we strongly encourage the City to proceed given the severe consequences of eviction while this public health crisis is ongoing. We

additionally support the City's efforts to work with the Apartment Association to support landlords during this moratorium, and hope that the City of San José will do all it can to minimize the long-run impacts of this crisis on the financial stability of our community.

We welcome an opportunity to discuss these comments with you. I can be reached at (408) 280-2453 or Nadia.aziz@lawfoundation.org.

Sincerely,



Nadia Aziz,
Directing Attorney

CC:
San José City Council
Rick Doyle, City Attorney
David Sykes, City Manager

From: John
Sent: Saturday, March 07, 2020 1:36 PM
To: District9 <district9@sanjoseca.gov>
Subject: Ordinance prohibiting eviction

Dear Councilmember Foley,

I am contacting you regarding 3.5, "Ratification and Extension of Proclamation of Local Emergency Due to Confirmation From the Santa Clara County Department of Public Health...

I have a single residential rental in San Jose consisting of one-half of my duplex which I live in. I was shocked and disturbed upon hearing the news last night that the San Jose City Council is considering mandating the landlord shouldering the entire financial burden of a tenant that can not or will not pay the rent because of some loose connection to Covid-19. This incredible responsibility incumbent on a single individual without notice or consent, having to shoulder the burden for one-third of the year before starting the lengthy and costly process for the possibility of future returns is too much to demand.

Housing providers do not want to evict, but at some point for different reasons it may become a necessity. Paying the bills, among other reasons, comes to mind. There are many programs that the various levels of government provide for people for various reasons, but the money for these programs comes from all of us, from the general fund, not from a single segment of society such as housing providers. Please reconsider this ordinance or at least spread around the burden to all members of our city.

Thank you,
John Fiebich

From: Bay Property Investments LLC

Sent: Monday, March 09, 2020 4:46 PM

To: BAHN Org ; The Office of Mayor Sam Liccardo ; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District5 <District5@sanjoseca.gov>

Cc: City Clerk ; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>; [bahn-bay-area-homeowners-network](#); [bahn-san-jose-chapter](#); BAHN SJ ; [p.sanders.tsc](#)

Subject: Re: [bahn] BAHN comments on 03/10/20 Council Agenda --- "Temporary Moratorium on Eviction"

I strongly agree with Jenny Zhao of BAHN.

The City Council needs not to place the financial burden upon landlords along with the already momentous new laws, ordinances, and restrictions that have already created undue hardship to landlords. When does this negativism, blame placing and oppression towards landlords stop?

It is time for the City to shoulder the burden and help out, show good faith and that they care about everyone, including landlords, rather than take the quick and easy (unethical way out) and just simply target landlords, again.

Follow New Yorks' way of addressing this COVID-19 issue with landlords.

Let's work together. Not cause a divide.

Brenton Graves
Bay Property Investments, LLC

From: [bahn-bay-area-homeowners-network](#) on behalf of BAHN Org

Sent: Monday, March 9, 2020 3:58 PM

To: The Office of Mayor Sam Liccardo <District2@sanjoseca.gov>; District1 <District1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <district4@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <district7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District10 San Jose <district10@sanjoseca.gov>; District5 <district5@sanjoseca.gov>

Cc: cityclerk@sanjoseca.gov <cityclerk@sanjoseca.gov>; Morales-Ferrand, Jacky <jacky.morales-ferrand@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>; [bahn-bay-area-homeowners-network](#) <[bahn-bay-area-homeowners-network](#)>; [bahn-san-jose-chapter](#) <[bahn-san-jose-chapter](#)>; BAHN SJ ; Bay Area Homeowner network

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Cc: City Clerk

Subject: comments on 03/10/20 Council Agenda --- "Temporary Moratorium on Eviction"

Dear Mayor and Council-members,

We learned that the City is going to discuss an urgent moratorium to ban eviction due to Covid-19 on 03/10/20 council meeting, here are our comments and suggestions from the standpoint of mom and pop property owners, we hope you would take into consideration.

First of all, we as community members, are all deeply concerned and worried about the virus. This covid-19 pandemic is not only putting everybody's health in danger but also putting our jobs and businesses under huge risks.

While we fully feel for our tenants and we will try our best to help them during this difficult time, we would like to point out that, this Moratorium is UNFAIR by adding all the burdens on the shoulders of rental property owners.

As you may already know, many mom and pops are living mortgage by mortgage, many of us have full time jobs and young children, many of us are seniors who rely on the rents for living. The virus could impact us the same way as it impacts to our tenants. Furthermore, our property tax is due on Apr 10, we also have state and federal tax due by Apr 15. Any missing rents could put us in financial hardship to pay mortgage and tax, not to mention our own living costs. We are going to face foreclosure if we miss any mortgage or tax payments!

Therefore, we urge the City of San Jose to follow the model of the City of New York, to provide zero-interest loans or grants to business owners who are affected by income loss due to Covid-19 pandemic, to help us survive.

<https://gcc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cnbc.com%2F2020%2F03%2F08%2Fcorona-virus-live-updates-grand-princess-to-disembark-passengers.html&data=01%7C01%7Ccity.clerk%40sanjoseca.gov%7C96c129989a3b40621d2e08d7c4841988%7C0fe33be061424f969b8d7817d5c26139%7C1&sdata=ukJNcRKp99jEk1InVx4wCZkmZxmPaLfB5k80F6Q5HZQ%3D&reserved=0>

NYC to provide relief for small businesses

New York City will provide no-interest loans and grants for some small businesses impacted by COVID-19, New York City Mayor Bill de Blasio said. The city will provide no-interest loans of up to \$75,000 to small businesses that qualify, he said, adding that the city will offer \$6,000 grants for "mom and pop" businesses with five or fewer employees to retain staff.

We, homeowners, renters, property owners, small business owners, are all in this together. We rely on your leadership to win this battle without letting anyone down! Please don't foreclose rental property owners, let's learn from New York!

Thank you for your consideration!

Catherine

From: Mahesh Kunjal
Sent: Monday, March 09, 2020 5:00 PM
To: District1 <district1@sanjoseca.gov>; The Office of Mayor Sam Liccardo
Cc: City Clerk
Subject: Moratorium on Eviction

Dear Mayor & Vice Mayor,

From the news I came to know that City is going to discuss an urgent moratorium to ban eviction due to Covid-19 on 03/10/20 council meeting, and am very worried.

I am deeply concerned and worried about the virus. This covid-19 pandemic is not only putting everybody's health in danger but also putting our jobs and businesses under huge risks.

While I fully feel for our tenants and will try my best to help them during this difficult time, I would like to point out that, this Moratorium is UNFAIR by adding all the burdens on the shoulders of rental property owners.

Here are my concerns from point as being a mom and pop property owner:

My properties have about 70% of purchase price as loan and am paying monthly mortgage.

I rely on rents to pay the mortgage, property tax, pay utilities(water, garbage) to the buildings.

Timing is very bad with Property tax and IRS dues for April.

Any missing rents could put me in financial hardship to pay mortgage and tax and also out own living costs.

I have a daughter pursuing here under graduate and have payments due to college are well.

I urge the City of San Jose to follow the model of the City of New York, to provide zero-interest loans or grants to business owners who are affected by income loss due to Covid-19 pandemic, to help us survive.

<https://www.cnbc.com/2020/03/08/coronavirus-live-updates-grand-princess-to-disembark-passengers.html>

2:55 pm: NYC to provide relief for small businesses

New York City will provide no-interest loans and grants for some small businesses impacted by COVID-19, New York City Mayor Bill de Blasio said. The city will provide no-interest loans of up to \$75,000 to small businesses that qualify, he said, adding that the city will offer \$6,000 grants for “mom and pop” businesses with five or fewer employees to retain staff. “We’re going into phase 2 now where the dominant reality is community spread,” he said. —*Feuer*

We, homeowners, renters, property owners, small business owners, are all in this together.

We rely on your leadership to win this battle without letting anyone down!

Please don't foreclose rental property owners, let's learn from New York!

Thank you for your consideration!

Regards,
Mahesh Kunjal

From: seigitado

Sent: Tuesday, March 10, 2020 12:22 AM

To: District 10 <District10@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>

Cc: City Clerk

Subject: Eviction Moritorium Mtg scheduled for 3/10/20

Dear City Council Members;

I was made aware of this meeting tonight. I would like to have attended the council meeting tomorrow but I must drive my wife to her doctor's appointment tomorrow afternoon.

The eviction moratorium is a sympathetic act on the part of the mayor to give relief to the tenants, but it does not give relief to the housing providers where now the financial burden is transferred to them to meet their financial obligation. Some of the providers who recently purchase property is operating at negative income from their rentals.

Savings are suppose to take care of situations where income is interrupted; yet the proposed ordinance excludes it as means of payment for shelter. If the tenants are paying rent from the monthly income and they are permitted to not pay for any part of the rent during the moratorium I would think that it would created greater financial hardship on tenants to pay the current rent as well as those that are now in arear.

If the city is so intent on helping tenants and providers on an fair basis, why will the city not set up a loan program for the tenants to make up the deficit rent dollars needed by the tenants, which they can pay off at some defined payback terms?

Let us not continue to always place financial burden on only the providers as well as possibly providing means for rental payment abuse by the tenants.

Respectfully,

Seigi Tadokoro

From: Huiyi Luan

Sent: Monday, March 09, 2020 11:30 PM

To: The Office of Mayor Sam Liccardo; District8 <district8@sanjoseca.gov>

Cc: City Clerk

Subject: Comments on Temporary Moratorium on Eviction

Dear Mayor and Council-members,

We learned that the City is going to discuss an urgent moratorium to ban eviction due to Covid-19 on 03/10/20 council meeting, here are our comments and suggestions from the standpoint of mom and pop property owners, we hope you would take into consideration.

First of all, we as community members, are all deeply concerned and worried about the virus. This covid-19 pandemic is not only putting everybody's health in danger but also putting our jobs and businesses under huge risks.

While we fully feel for our tenants and we will try our best to help them during this difficult time, we would like to point out that, this Moratorium is UNFAIR by adding all the burdens on the shoulders of rental property owners.

As you may already know, many mom and pops are living mortgage by mortgage, many of us have full time jobs and young children, many of us are seniors who rely on the rents for living. The virus could impact us the same way as it impacts to our tenants. Furthermore, our property tax is due on Apr 10, we also have state and federal tax due by Apr 15. Any missing rents could put us in financial hardship to pay mortgage and tax, not to mention our own living costs. We are going to face foreclosure if we miss any mortgage or tax payments!

Therefore, we urge the City of San Jose to follow the model of the City of New York, to provide zero-interest loans or grants to business owners who are affected by income loss due to Covid-19 pandemic, to help us survive.

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We, homeowners, renters, property owners, small business owners, are all in this together. We rely on your leadership to win this battle without letting anyone down! Please don't foreclose rental property owners, let's learn from New York!

Thank you for your consideration!

---Pauline Luan

From: MARIA RAMIREZ-DIAZ
Sent: Monday, March 09, 2020 10:51 PM
To: City Clerk
Subject: "Temporary Moratorium on Eviction"

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Thank you for your consideration!

From: Yuanwen Wu

Sent: Monday, March 09, 2020 10:33 PM

To: The Office of Mayor Sam Liccardo ; 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>

Cc: City Clerk

Subject: an urgent moratorium to ban eviction due to Covid-19

Dear Mayor and Council-members,

The City is going to discuss an urgent moratorium to ban eviction due to Covid-19 on 03/10/20 council meeting.

Frankly speaking, it is a good movement for the tenant. However as a small landlord, I will be impacted by the virus as well. Has the city considered any measurement to protect the landlord, like giving subsidy or moratorium of penalty for property tax if it happens to landlord?

The mayor cannot make up the rule by the benefits of tenants and the landlord offers housing also take risk.

Please consider landlord's benefits and don't encourage landlord to withdraw from the rental market.

Regards.

Yuanwen Wu

From: Ken Yang

Sent: Monday, March 09, 2020 9:24 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>; bahn-bay-area-homeowners-network; bahn-san-jose-chapter; BAHN SJ

Subject: BAHN comments on 03/10/20 Council Agenda --- "Temporary Moratorium on Eviction"

Dear Mayor and Council-members,

We learned that the City is going to discuss an urgent moratorium to ban eviction due to Covid-19 on 03/10/20 council meeting, here are our comments and suggestions from the standpoint of mom and pop property owners, we hope you would take into consideration.

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Thank you for your consideration!

Kehming Yang

BAHN Member

From: Min Zheng

Sent: Monday, March 09, 2020 6:04 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District5 <District5@sanjoseca.gov>

Cc: City Clerk <city.clerk@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>

Subject: Comments on 03/10/20 Council Agenda --- "Temporary Moratorium on Eviction"

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Thank you for your consideration!

Warm Regards,

Min Yin (San Jose District 1 resident)

From: Tian Lin

Sent: Monday, March 09, 2020 5:23 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>

Cc: City Clerk <city.clerk@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>

Subject: Strongly oppose on 03/10/20 Council Agenda --- "Temporary Moratorium on Eviction"

Dear Mayor and Council-members,

We are mom and pop renting house for living, we live on rent to pay mortgage. The virus don't only attack tenants and save landlord. In addition, our property tax is due on Apr 10, state and federal tax due by Apr 15. Any missing rents could put us in financial hardship to pay mortgage and tax, not to mention our own living costs. We are going to face foreclosure if we miss any mortgage or tax payments!

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We renters are all in this together. We rely on your leadership to win this battle without letting anyone down! Please don't foreclose rental property owners, let's learn from New York!

Thank you for your consideration!

Best,
Tian Lin

From: Mohammad Taher

Sent: Tuesday, March 10, 2020 9:52 AM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; bahn-bay-area-homeowners-network; BAHN SJ ; Bay Area Homeowner network

Cc: City Clerk <city.clerk@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>; bahn-bay-area-homeowners-network; bahn-san-jose-chapter; BAHN SJ; Bay Area Homeowner network

Subject: Temporary Moratorium on Eviction

Dear Mayor and Council-members,

We learned that the City is going to discuss an urgent moratorium to ban eviction due to Covid-19 on 03/10/20 council meeting, here are our comments and suggestions from the standpoint of mom and pop property owners, we hope you would take into consideration.

First of all, we as community members, are all deeply concerned and worried about the virus. This covid-19 pandemic is not only putting everybody's health in danger but also putting our jobs and businesses under huge risks.

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Therefore, we urge the City of San Jose to follow the model of the City of New York, to provide zero-interest loans or grants to business owners who are affected by income loss due to Covid-19 pandemic, to help us survive.

[US coronavirus cases top 500 as Oregon joins list of states declaring emergencies](#)

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Thank you for your consideration!
M. Taher



March 10, 2020

San Jose City Council

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

Item 8.3 Actions Related to Income Loss and Evictions Due to Novel Coronavirus

Dear Honorable Mayor Liccardo and Councilmembers,

On behalf of the Santa Clara County Association of REALTORS® (SCCAOR) and our 6,000 members, I write in support of Councilmember’s Foley regarding a COVID-19 Eviction Moratorium Ordinance.

SCCAOR’s thanks the Mayor, Councilmember Diep, and Councilmember Foley for their memorandums on this issue. It is crucial to act quickly and effectively in these unprecedented times.

SCCAOR understands the concerns of Mayor Liccardo and does not want to see anyone pushed to homelessness during this public health crisis. However, it is not beneficial to solely force housing providers to shoulder the burden of this crisis. Without securing a funding source for subsidizing impacted tenants, many small housing providers will be negatively affected from COVID-19. They rely on monthly rent and income to pay mortgages and upcoming property taxes. Significantly decreasing their revenue stream at this time could make “mom and pop” owners insolvent forcing them into foreclosure. This would result in several unintended evictions and consequences, evidently making the situation much worse.

Our Association supports Councilmember Foley’s memorandum. It protects tenants during this public health crisis by approving Mayor Liccardo’s memorandum, Councilmember Diep’s memorandum, and securing funding for rent payments. At the same time also does not force one segment of the community to shoulder the burden of this crisis. It protects vulnerable small business owners and housing providers.

Regards,



Sandy Jamison
President, Santa Clara County Association of REALTORS®

From: Collin Forgey

Sent: Tuesday, March 10, 2020 12:59 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>

Subject: Council Agenda --- "Temporary Moratorium on Eviction"

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Therefore, we urge the City of San Jose to follow the model of the City of New York, to provide zero-interest loans or grants to business owners who are affected by income loss due to Covid-19 pandemic, to help us survive.

Thank you for your consideration.

Best,
Collin

From: Li Dong

Sent: Tuesday, March 10, 2020 1:45 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>

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<https://www.cnbc.com/2020/03/08/coronavirus-live-updates-grand-princess-to-disembark-passengers.html>



[SXSW canceled due to coronavirus fears](https://www.cnbc.com/2020/03/08/coronavirus-live-updates-grand-princess-to-disembark-passengers.html)

Washington is one of the hardest-hit states in the U.S., with more than 100 confirmed cases and at least 16 deaths.

www.cnbc.com

NYC to provide relief for small businesses

New York City will provide no-interest loans and grants for some small businesses impacted by COVID-19, New York City Mayor Bill de Blasio said. The city will provide no-interest loans of up to \$75,000 to small businesses that qualify, he said, adding that the city will offer \$6,000 grants for “mom and pop” businesses with five or fewer employees to retain staff.

We, homeowners, renters, property owners, small business owners, are all in this together. We rely on your leadership to win this battle without letting anyone down! Please don't foreclose rental property owners, let's learn from New York!

Thank you for your consideration!

Dong

From: AARON BABL

Sent: Tuesday, March 10, 2020 3:08 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District5 <District5@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Ho, Nathan <Nathan.Ho@sanjoseca.gov>
Subject: 03/10/20 Council Agenda --- "Temporary Moratorium on Eviction"

Please adopt the New York City model !! I am living pay check to pay check and have a single family rental in San Jose (2278 Villanova Road). I am senior and I am a veteran. Thank you for your assistance!!

Best,
Aaron Babl

From: Jeff F. Tsui
Sent: Tuesday, March 10, 2020 4:58 PM
To: City Clerk
Subject: Temporary Moratorium on Eviction

Dear Mayor and Council-members,

We learned that the City is going to discuss an urgent moratorium to ban eviction due to Covid-19 on 03/10/20 council meeting, here are our comments and suggestions from the standpoint of mom and pop property owners, we hope you would take into consideration.

First of all, we as community members, are all deeply concerned and worried about the virus. This covid-19 pandemic is not only putting everybody's health in danger but also putting our jobs and businesses under huge risks.

While we fully feel for our tenants and we will try our best to help them during this difficult time, we would like to point out that, this Moratorium is UNFAIR by adding all the burdens on the shoulders of rental property owners.

As you may already know, many mom and pops are living mortgage by mortgage, many of us have full time jobs and young children, many of us are seniors who rely on the rents for living. The virus could impact us the same way as it impacts to our tenants. Furthermore, our property tax is due on Apr 10, we also have state and federal tax due by Apr 15. Any missing rents could put us in financial hardship to pay mortgage and tax, not to mention our own living costs. We are going to face foreclosure if we miss any mortgage or tax payments!

Therefore, we urge the City of San Jose to follow the model of the City of New York, to provide zero-interest loans or grants to business owners who are affected by income loss due to Covid-19 pandemic, to help us survive.

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Thank you for your consideration!

Jeff Tsui