

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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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!

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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,

A black rectangular redaction box covering the signature of Nadia Aziz.

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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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

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.

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

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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"

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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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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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!

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"

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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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!

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!

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.

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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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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!
M. Taher



1651 North First Street, San Jose, CA 95112
(408) 445-8500 • www.sccaor.com

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®

CALIFORNIA'S FIRST REAL ESTATE BOARD

SCCAOR exists to meet the business, professional and political needs of its members and to promote and protect home ownership and private property rights.

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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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.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.

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

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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!

Jeff Tsui

Evictions Moratorium

March 10,2020

Dear members of the Council:

As an owner and manager of income property, I have been losing the struggle for fairness from this Council. The last four years have seen a steady reduction of property rights via the implementation of a terrible Rent Control, Tenant Protection and Ellis Act. It was interesting to hear the emergency person bemoan the packed apartments and others worrying about small business effected by the Covid-19 situation. There is nothing in my being that isn't moved by the dilemma of those tips dependent and low-wage persons struggling with the closing of many public gatherings in answer to the threatening pandemic. Yes, a landlord agrees that something should be done. My consternation comes from a societal dilemma a, the solving of which is placed only on the shoulders of housing providers.

I know you think you have no funds in the City coffers, yet you have collateral in the Measure E fortune coming within a few months. Why then can you not get a low interest loan and fill in the gaps of partial or complete loss of rents. You would be in a better position than I to insure their paying you back. Rather than tell us you'll intercede with the Feds to pay taxes, utilities, mortgage payments, knowing full well that those ongoing liabilities will not disappear. You were quite succinct in pointing out that rents are not forgiven. If there is no room for rent when a person's labor is disrupted, what makes you think that that tenant will have the capacity to pay back the rent owed.

I don't know why I expected anything else. This Council has never viewed income property owners as small businesses, even though they pay for Business License and support the burgeoning Housing Department. The Council has never seen the value in owners hiring painters, gardeners, carpenters, roofers, plumbers and masons. We are held to 5% ignoring CPI; You've taken away an owner's right to decide the right number of tenants in their apartment; the City has denied owners seeking utility sharing with those increased numbers, especially Water, which the City has not protected its citizens from the wild rises of San Jose Water Company.

Just Cause codified the usual practice of landlords, if the resident doesn't pay the rent, he has to go. That's not to say that owners don't try to work with the resident. They want to keep the resident, because evictions cost about \$1,500; the apartment needs cleaning painting possibly flooring and is vacant for a time. The Statistics of illegal evictions were always rare, but now 96% are for non-payment. One thing is clear, if a tenant has paid nothing down on rents by the next month's pay period, there is a definite probability that they won't. The Council, is prepared to extend the moratorium for the duration. So, the one program that City and Owners agreed on is now brought into the spotlight. I fear that this Council hasn't a clue as to why builders aren't building, why owners are suspicious and angered at being the least served.

David Eisbach, owner, manager

From: fran turano

Sent: Tuesday, March 10, 2020 2:14 PM

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

Subject: FW: [bahn] Fwd: 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.

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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.



California Apartment Association

1530 The Alameda, Suite 100

San Jose, CA 95126

408.342.3500 • caanet.org

3/14/2020

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 coronavirus outbreak presents a health and financial crisis to all Californians. Renters facing financial turmoil because of the coronavirus outbreak should not have to worry about keeping a roof over their heads and the government has a role to play in helping to protect all citizens. The California Apartment Association (CAA) is supportive of Mayor Liccardo's intent to assist the residents of San Jose, but the proposed ordinance, as currently drafted, has several issues that need to be resolved before enacting any moratorium.

The eviction moratorium proposed by Mayor Liccardo in his memo on March 6th and the ordinance drafted by the Housing Department diverges in several ways and raise several other concerns. CAA proposes a number of changes below that will bring the draft ordinance into compliance with the Mayor's memo and the City Council's directive.

The Council was clear that the duration of the moratorium would exist in 30-day intervals to allow the Council to be nimble when considering a future extension of the emergency declarations. However, the draft ordinance is inconsistent in how it defines the duration of the emergency declaration. For example, in Section 3, titled: Term, Expiration, the ordinance mentions both a 60-day duration and a 30-day duration for the emergency period. City staff indicated that the discrepancy would be addressed in the accompanying memo. To prevent any confusion in the application of the ordinance, the Council should direct staff to bring the memo and ordinance into compliance with the Council's directive by revising the ordinance to reflect a 30-day duration.

The Council also directed the ordinance require a repayment of any unpaid rent during the moratorium, but that requirement is missing from the draft ordinance. This omission can be remedied by adding language that (1) states nothing in the provisions of the ordinance relieves a tenant of liability for unpaid rent; (2) authorizes the landlord to evict for non-payment of rent in connection with a loss of income due to Covid-19 if the tenant refuses to agree to a repayment agreement; and (3) specifies that the one-year timeline in Section 1161(2) of the Code of Civil Procedure does not start until after the ordinance becomes inoperative.

The ordinance fails to include a requirement the tenant o provide advance notice of their inability to pay rent due to a Covid-19 related loss of income or employment as stated in the Mayor's memo. This ordinance must require the tenant to provide proof of the inability to pay related to Covid-19 before the rent due date. This is consistent with the City's existing just cause law which provides a defense to nonpayment of rent when the tenant does not pay because the tenant has notified the landlord of a habitability defect that needs repair and given the landlord an opportunity to fix the defect before rent is due. (See Civil Code section 1942.) The provision regarding Covid-19 should work the same way.

Also, as currently drafted, the proposed ordinance does not place a limit on how many months of rent can qualify for this protection and does not tie the loss of income due to Covid-19 to the rent that is unpaid. Thus, under the current proposal, a tenant could owe six months of rent today with no connection to Covid-19 and because they lose their job tomorrow due to the concerns regarding Covid-19, the landlord could not terminate the tenancy of that tenant for nonpayment of rent. CAA does not think such a scenario was the Council's intent nor is it a sensible policy to adopt.

Beyond the failure of the draft ordinance to follow Council directive, the ordinance has a number of flaws that create some ambiguity and unnecessary complexity:

Section 6 – Moratorium on Non-Payment of Rent and No Cause Termination & Section 8 – Affirmative Defense to Eviction:

- These sections are worded to say any Affected Tenant could also defend against any other just cause eviction, like owner move-in, criminal activity and substantial rehab. This issue could be remedied by saying that an affirmative defense for Covid-19 only applies to non-payment of rent.

Section 8 – Affirmative Defense to Eviction:

- Proof of income loss due to Covid-19: The documents that get the presumption of meeting the necessary documentation requirement would benefit from fine-tuning to avoid abuse. For example, a document showing a school closure should be accompanied by some other proof of significant loss of income (since many employers are accommodating employees with telecommute policies). Also, the presumption that applies by simply showing pay stubs should be narrowed to require that the pay stubs show a significant loss of income and documentation that shows a nexus between the reduced income and Covid-19.

Section 7 – Just Cause Termination, Mandatory Language for Notices

- Under the draft ordinance, the notice of termination would need to include “notice of the moratorium.” This could be a real “gotcha” for landlords who are desperately trying to comply with the law. It would greatly simplify compliance if the City outlined the specific language that provides this notice and required that this notice be provided as an attachment rather than in the notice itself.

The City has an obligation to educate property owners on this mandate to ensure compliance. In addition, the City has an obligation to assist housing providers so they are not extending indefinite lines of credit to affected tenants as this causes a chain reaction which may limit the housing provider's ability to pay their financial obligations (mortgage, property taxes, insurance, utility bills). The City should set aside funding to provide short term rental assistance to tenants AND relief to landlords who suffer a loss of income if their tenants cannot pay the rent they're obligated to pay each month.

The California Apartment Association remains committed to partnering with the City's educational efforts to promote resources for renters and rental housing providers. .

Sincerely,



Anil Babbar
Vice President of Public Affairs
California Apartment Association



340 North Madison Ave.
Los Angeles, CA 90004
(323) 644-2200
www.epath.org

March 13, 2020

The Honorable Mayor Sam Liccardo
City of San Jose
200 E Santa Clara Street
San Jose, CA 95113

Dear Mayor Liccardo,

On behalf of PATH, I am writing in support of your proposal for a temporary moratorium on evictions due to the ongoing coronavirus pandemic.

As you know, PATH is a Statewide non-profit organization with the goal of ending homelessness. In 2019, we served 734 people in the City of San Jose, but with the recent opening of the Villas on Park, we will be helping even more people off the street.

The progress we are beginning to make in the City and across the State is being threatened by this pandemic. Workers are, and will be, significantly affected by a slowdown in the hotel, tourism, restaurant, travel, and gig industries. Many are, or will be, laid off, have their hours reduced, or have to stay home because their children are out of school. In an uncertain and tumultuous time, it is imperative that we remain focused on protecting the most vulnerable among us from falling into homelessness.

Your proposal to provide a temporary moratorium on evictions throughout the City is a wise and levelheaded suggestion. While this move could be painful in the short-term for property owners, it will shore up the economy from broader, more significant repercussions in the long-term.

It is our collective hope that this pandemic and its resultant impact comes to a quick conclusion, but, in the interim, we must do all we can to protect the gains we are making in the homelessness crisis by supporting those who live on or near the edge of homelessness. PATH stands with you in support of your proposal for a temporary moratorium on evictions and urges the City Council to pass it with the utmost urgency.

Respectfully,



Joel John Roberts
Chief Executive Officer
PATH

From: emily lam

Sent: Tuesday, March 17, 2020 2:39 AM

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

Subject: Please support business items 8.2 & 8.3 on tomorrows agenda.

[External Email]

My father was diagnosed with stage 4 lung cancer just last month and my family's world was turned upside-down instantly. All the years of health screenings, my father went undiagnosed and under the radar, as he showed no signs. In the wake of the news, my brother and I quickly made adjustments accordingly to make sure our father got the medication he needs. As we are adjusting to these changes, we now face the new challenges of the new "shelter-at-home". Once again, I find myself navigating through the uncharted waters, but this time, with no certainty or sense of direction.

Lots will be changing in the upcoming months, you, the leaders of our city will be making quick impactful decisions that can alter each individual differently. Small businesses are what make our city so unique. We all bring something different to the table, evolving the city year after year. As a young business, Adviro is working towards becoming the future for environmental testing here in the Bay Area. By supporting us, we will be able to continue to provide tests to ensure homes, buildings, and workplaces are environmentally safe. Our team is built off family culture and has taken all the risks and challenges to grow together. Like a family, we want to take care of each other both at work and at home. Together, we can provide security for our communities and bring our city back to life.

I am in support of Council Member Jones and Carrasco's proposal to help some of the small businesses in San José. The economic impact of this virus has impacted the majority of small businesses such as Adviro. Larger, more established businesses are able to stay afloat, overshadowing the small businesses who are suddenly faced with this unforeseen closure. With financial support, Adviro can pay it forward by continuing to provide tests to ensure environmental safety. We need to take care of our community that we have built through these small businesses. If San José loses a significant portion of their businesses, that will be a significant loss to the struggling services currently provided.

Warm Regards,

Emily Lam, Office Manager

From: Alison Okumura
Sent: Tuesday, March 17, 2020 1:32 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Please support business items 8.2 & 8.3 on tomorrows agenda.

[External Email]

To whom it may concern in regards to the business items 8.2 & 8.3 on tomorrow's agenda, My name is Alison. I work for the company Adviro. Please support business items 8.2 and 8.3 on tomorrow's agenda.

My grandparents came from overseas to live in California and struggled financially to get by in a new, unfamiliar place. Before I was born, my grandpa died due to illnesses the family could not afford to pay in a system that failed to provide stability in all senses. He was lost due to this falter, this sympathetic lack. My only connection to him and my grandma were simply through stories. As soon as “shelter-at-home” announced those who are older are more susceptible to the fatal effects of CORVID-19, my memories flashed as I looked at my retired, uninsured mother and father approach my ancestors' ages. This was an unwarranted circumstance igniting a sudden group of emotional, financial, and systemic hardships. And I know this isn't just for me – this is an unfortunately shared experience for those who work for small businesses struggling for support. We may not be able to immediately eradicate this viral infection, but we can extend and firmly grasp our reaches with one another in a commitment to finding foundation beneath our feet in this chaotic climate. This proposed program will immensely help companies under 8 employees in finding this ground to not only hoist themselves up, but give us the capacity to help others.

Our business Adviro tests a variety of different areas ranging from homes to work practices in order to ensure these locations provide environmentally safe and healthy spaces for lives to continue their stories. This assurance is conducted by a team of 7 employees. Every worker brings not only a unique dedication and technique to their field, but everyone remembers their duties will ultimately benefit places of living, places that are part of a community – *our* story, *our* experience is to help others continue. However, we are a small company deeply, financially impacted by crisis that struggles to be seen in a climate tailored to established, bigger companies who have better financial grip during a storm; we are eclipsed by bigger businesses who are often the focal point of the public's eye. To truly economically and morally support people *and* businesses means to recognize and take action on these smaller populated companies. That is why this grant will help us. Supporting us will only spread our own ability and capacity to aid others not only with the work we do, but also with the humanly reach we will be able to provide off-hours. It is in our humanity to assist others no matter their circumstances.

I support Council Member Jones and Carrasco's proposal to help some of the small businesses in San Josè. The virus' negative economic impact immediately burdens the individual lives of people. This financial support distributed to many companies will not only help keep small businesses afloat during this unexpectedly rough time, but also helps us financially survive which in turn makes more area of availability for us to assist others. Support always supports others. We need to care for our community of small businesses that in its heart is the very embodiment of communal work, support, and thriving humanity.

We cannot afford to be lost stories when financial provision is a possibility. We cannot risk losing those of the older generation to become stories when there is something out there to possibly help them. We need this grant to assist us during this crisis to provide a mound of stability to further our own capabilities in helping ourselves and, by consequence, others. We will be able to reduce the potential of being just stories: by providing assistance and working together, we will become experiences for future generations to learn with and from.

Thanks,
Alison Okumura, Report Admin

City Clerk

Tue 3/17/2020 8:41 AM



• Agendadesk



From: Mia Starr

Sent: Tuesday, March 17, 2020 1:04 AM

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

Subject: Please support business items 8.2 & 8.3 on tomorrows agenda

[External Email]

With my grandma continuously being in and out of the hospital the past 5 months it definitely hasn't been easy. She's my world and I had to make all crucial alterations twice as much as I usually would because of this outbreak of the virus to having to take her to her doctor's appointments, making sure she has all her necessary medications, and that she has a well kept environment to live in. It isn't easy accommodating my grandmother's needs to these recent changes while not being employed.

My name is Malia Stevenson and I have been with Adviro for about 8 months now. It is the first small business I've worked for, but I'd have to say it is by far the best job I've had. We work together not only as coworkers, but as a family. First beginning this job, I didn't see the future of it, until I believed in the vision we can make become a reality and build as one.

In hopes this program can help out our handful of employees, it would be of tremendous help not only to our personal lives, but to our community as well. We want to be able to continue accommodating residents and even businesses with a number of environmental testing services that we provide all throughout the Bay Area. Our service is kept simple with the right safety precautions and of course trust for everyone.

I support Council Member Jones and Carrasco's proposal to help small businesses of San Jose. No amount of money is too little in this time of need, and we please ask for your help. We must stick together during this tragedy, and continue to grow and help small businesses become successful.

Malia Stevenson, Receptionist

From: Edward Ballaron
Sent: Tuesday, March 17, 2020 12:58 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Please Support Business Items 8.2 & 8.3 on Tomorrows Agenda

[External Email]

My name is Edward Ballaron and I have been with Adviro for one year and four months. In that time I have grown to love my work and the people I work with. Frank Valerga and my coworkers have treated me with nothing but kindness and respect and it is people like this that make small business a corner stone of our city. Additionally, I have also come to realize how essential small businesses like ours are to the community of San Jose. The idea that a small business like ours can plant roots in San Jose and grow into something more is what makes San Jose special. The situation we are currently facing with the outbreak of this novel coronavirus is unprecedented. In the next few months you, the leaders of our city, will be faced with very difficult decisions that will effect millions of people. I ask as a fellow fellow citizen... nay a fellow human being, to have the courage and foresight to aid us here at Adviro and other small business.

On November 3rd, 2019 my son Daniel was born and is everything to me. He is over 4 months old now and is developing into an amazing and curious young boy. He will be and has been affected by this lockdown. Please know that any aid you provide will not only be helping small businesses but also the people supported by them: the sons, daughters, wives and husbands. Enhancing their lives is what drives us to grow our business and supporting small businesses like ours is the most direct way of doing that.

I am in support of Council Member Jones and Carrasco's proposal to help some of the small businesses in San Jose. The economic impact of this virus has impacted the small business I work at and we need your help. A little bit of this money distributed to many businesses will help keep small businesses afloat during this perilous time. We need to take care of our community that we have built through these small businesses. If San Jose loses a significant portion of their businesses, there will be a significant loss to the struggling services currently provided. With this amazing program, please consider expanding it to under 8 employees. As a young business, we are working towards becoming the future for environmental testing here in the Bay Area. Our team is built off family culture and has taken many risks and challenges to grow together. Like a family, we want to take care of each other both at work and at home.

Regards,
Edward Ballaron

From: Kimberly Pham
Sent: Tuesday, March 17, 2020 12:43 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Please support business items 8.2 & 8.3 on tomorrows agenda.

[External Email]

To whom it may concern,

I am the only person in my family that is located in the Bay Area supporting myself. I have been working a full-time job while simultaneously working extra hours at bar at night in order to make enough to pay rent, bills, and survive. Although, it isn't ideal to have to work all the time and have little time for sleep, and myself, I've always been a hard working individual that's been able to support myself, however with this lock down that has recently occurred due to the Corona Virus, I am now currently forced to be unemployed without an income coming in, which makes my situation even more difficult. I'm not sure if I'll have enough to pay rent, and bills. Let alone my grandpa back at home is just got sent to the hospital and I don't have the funds to see him nor is it safe to see him. I have no family here, no income coming in, and not much support. I'm not sure how long this lock down is suppose to last, this leaves me in a very vulnerable position. Please help me get navigate this tough time but funding my small business I'm employed at. With your help, we can team together to bring back our strong and healthy communities again.

With this amazing program, please consider expanding it to under 8 employees. As a young and growing business, we are working towards becoming the future for environmental testing here in the Bay Area and with the goal to expand statewide. Our team is built off family culture and has taken all risks and challenges to grow together. Being such a small business we have developed this family dynamic where we want to look out for each other both at work and at home.

I am a supporter of Council Member Jones and Carrasco's proposal to help some of the small businesses in San Josè. The sudden occurrence of this virus has impacted the small business I work at by shutting them down with no time to prepare financially, therefore we are in need of your help. If a little bit of fund are distributed to us and other small business we can come together to help these small business get through this tough time. I believe that we need to come together to keep each other afloat and well, with a little bit of extra funds, we can help the people and small business of san jose. If San Josè loses a significant portion of their businesses, it will impact other communities as well, and the city of San Jose as well.

Best,
Kim Pham, Sampling Technician

From: frank@goadviro.com
Sent: Monday, March 16, 2020 10:48 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Please help our business items 8.2 & 8.3

[External Email]

Please support business items 8.2 & 8.3 on tomorrows agenda.

This a wonderful program please consider expanding it to under 8 employees. We are a young business that is building a future for environmental testing in the Bay Area. Our team is a family that has taken all the risks and challenges to grow together. We want to take care of our family both at work and at home.

My pregnant wife is in Europe, she is stuck there during a visit with her family. She feel ill before her flight and was unable to fly. A few days later their boarders are closed and there is a travel ban. I thank god she is safe. Please help me take care of my family here and now abroad. Please help us protect what we have built and what we continue to build for the people we love, care for and protect.

I am in support of Council Member Jones and Carrasco's proposal to help some of the small businesses in San Josè. The economic impact of this virus has my business closed and we need help. A little bit of this money distributed to many businesses could be just enough to keep us afloat in this rough time. We need to take care of the people today and with that the businesses. If San Josè loses a significant portion of their businesses, that will be a significant loss to the struggling services currently provided.

I thank you in advance for your help,

Frank Valerga, Managing Member

-----Original Message-----

From: Jeff Cristina [

Sent: Monday, March 16, 2020 10:15 PM

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

Subject: Support for item 8.2 & 8.3

[External Email]

I want to show support for Items 8.2 & 8.3 on tomorrows agenda. This will be a great help to a business of mine. We recently turned off as much as we can, but we still have expenses. We want to try and help the few employees we have and this could be a life saver in this time of need. Please expand the help to small businesses through this to under 10 employees for one month (this keeps it the same cost, but offers help to more businesses). Every little bit helps and our office is a family. It pains me that my family is hurting and I am unable to provide work for them.

Thank you for the consideration,

Jeff Cristina

📧

-----Original Message-----

From: Christopher

Sent: Monday, March 16, 2020 10:07 PM

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

Subject: Subject: Please help our business

[External Email]

I am in support of Council Member Jones and Carrasco's proposal to help some of the small businesses in San José. The economic impact of this virus has my business closed and we need help. A little bit of this money distributed to many businesses could be just enough to keep us afloat in this rough time. We need to take care of the people today and with that the businesses. If San José loses a significant portion of their businesses, that will be a significant loss to the struggling services currently provided.

I thank you in advance for your help,

Christopher Sanchez

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1651 North First Street, San Jose, CA 95112
(408) 445-8500 • www.sccaor.com

March 16, 2020

San Jose City Council

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

Item 8.2 Actions Related to Income Loss and Evictions Due to Novel Coronavirus

Dear Honorable Mayor Liccardo and Councilmembers,

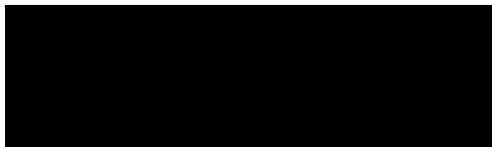
On behalf of the Santa Clara County Association of REALTORS® (SCCAOR) and our 6,000 members, I write in support of Vice Mayor Jones' and Councilmember Carrasco's memorandum.

SCCAOR's thanks the Mayor, Council, and staff for their efforts during this public health crisis. It is crucial to act quickly and effectively in these unprecedented times.

SCCAOR understands the concerns surrounding evictions and loss of income during this crisis. SCCAOR does not want anyone pushed into homelessness, especially during the spread of COVID-19. It is safest for everyone to be able to self-quarantine when possible. However, it is not beneficial to solely force small businesses and housing providers to shoulder the burden of protecting vulnerable tenants. Without securing a funding source for subsidizing impacted tenants, many "mom and pop" 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 the memorandum authored by Vice Mayor Jones and Councilmember Carrasco. It is important to protect vulnerable tenants from evictions and health risks during this COVID-19 crisis, but we must protect our vulnerable businesses and housing providers as well. Approving this memorandum does not force one segment of the community to shoulder a larger burden of this crisis. We must all come together and support the community as a whole during these difficult times.

Regards,



Sandy Jamison
President, Santa Clara County Association of REALTORS®

CALIFORNIA'S FIRST REAL ESTATE BOARD

SCCAOR exists to meet the business, professional and political needs of its members and to promote and protect home ownership and private property rights.



701 Lenzen Ave. San José, CA. 95126 • info@siliconvalleydebug.org • 408.971.4965

March 16, 2020

Re:

Item 3.9 Local Assistance Framework
Item 8.2 & 8.3 Moratorium on Evictions & Income Loss Due to COVID-19, Small Business Assistance

To Mayor and San Jose City Council,

We write in support of the city moving quickly to prevent families from being pushed into homelessness through no fault of their own during this unprecedented worldwide Coronavirus public health crisis. We at Silicon Valley De-Bug write to urge you to go further with the proposed Moratorium on Evictions to relieve the burden and panic we and our neighbors are faced with as shelter in place has been ordered for the Bay Area.

In addition to a moratorium on evictions, **we urge you to enact a moratorium on rental increases and enact a 'rent and mortgage amnesty for tenants' -- residential and small businesses alike -- impacted by the virus in San Jose**, until public health professionals have determined that the COVID-19 outbreak has been contained.

Just a week ago, families came to De-Bug unsure of what to do -- caught between having to work or be at home to take care of their children or elderly parents. Then as the COVID-19 outbreak rapidly evolved and families are ordered to stay home and are faced with a loss of income, the worry has now shifted to would they even have a home when the pandemic has been sufficiently controlled.

Echoing several councilmember memos for the need to designate financial support to both renters and small businesses, we believe securing and distributing financial resources to renters is critical to avoiding long term negative impacts that a loss of income could lead to -- such as the uprooting of families and further housing insecurity this measure aims to prevent. Tenants should be able to receive help equivalent to small business assistance, towards **rent amnesty** that they do not have to be burdened to repay. Currently only 20% of families in need are able to access the current rental assistance programs for help, barriers should be lifted so more residents can benefit, including creating more ease so that regardless of immigration status

families can access this help. Emergency rental or mortgage assistance unburdens families and encourages them to be able to stay home through the crisis.

This is the first opportunity to fulfill homelessness prevention and housing goals with future Measure E funds. Moving quickly on that designation of funds the city can show that the City truly can play a role in alleviating the housing crisis, as the City promoted Measure E would do. We would expect that the housing department can also move quickly to notify landlords of the moratorium and their responsibilities, as well as inform renters

As we are getting messages to care for each other, look out for each other's best interest, and become acutely aware of how our interactions affect another, especially when we may be in a stronger and healthier position than the most vulnerable, we must ask the same of landlords to look to the collective's wellbeing and help make a bad situation more bearable.

Thank you for considering our letter.

Sincerely,

Andrew Bigelow
Cecilia Chavez
Rosie Chavez
Charisse Domingo
Elizabeth Gonzalez
Glen Maxwell
Silicon Valley De-Bug

From: brian parkmen

Sent: Tuesday, March 17, 2020 12:55 PM

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

Subject: Council Meeting Tonight

[External Email]

Hello Mayor Liccardo,

My name is Brian Parkman and I live in District six. In addition to a moratorium on evictions that is being voted on tonight, urge you to enact a moratorium on rental increases and enact a 'rent and mortgage amnesty for tenants' -- residential and small businesses alike -- impacted by the virus in San Jose, until public health professionals have determined that the COVID-19 outbreak has been contained. This would allow our vulnerable communities to be certain of having a home when the pandemic has been sufficiently controlled.

Thank you for your time,
Brian Parkman