

**From:** [REDACTED]

**Sent:** Sunday, April 5, 2020 2:02 PM

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

**Cc:** 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:** Agenda# 8.3, File# 20-452: Rent Suspension (oppose)

Dear Mayor and Council Members,

As an owner of one rental property in the City of San Jose, I urge you to vote **No** on this proposed resolution. This is a deeply flawed and unnecessary action by the City. First of all, the CARES Act provides an estimated \$260 billion in enhanced and expanded unemployment insurance (UI) to millions of workers throughout the country who are being furloughed, laid off, or finding themselves without work through no fault of their own because of the COVID-19 pandemic and our public health response to it. The CARES Act creates three new UI programs: Pandemic Unemployment Compensation, Pandemic Emergency Unemployment Compensation, and Pandemic Unemployment Assistance. All three programs are fully federally funded. The *attached fact sheet* discusses all three, as well as "short-time compensation," laying out what benefits are available to workers who find themselves without any or enough employment or work in these difficult times.

The bottom line is that employees impacted by the pandemic will receive their usual calculated Unemployment Insurance benefit **plus an additional \$600 per week in compensation**. Given the magnitude of these generous benefits, there is no need to provide anyone with free rent unless it is paid for by the City of San Jose.

In addition, this resolution is unconstitutional based on the 5th Amendment Takings Clause and the Constitution's Article I prohibition against any state law "impairing the Obligation of Contracts". Clearly the Tenants have an obligation to pay their rent based on the contract that they executed with the property owner.

For both reasons, 1) the significant UI benefits that will be paid to the unemployed renders this action unnecessary and 2) the fact that the resolution is not legal, **please vote No on this proposed resolution**.

Thank you for your public service!

Best Regards,  
Dave Baldwin

# Unemployment Insurance Provisions in the Coronavirus Aid, Relief, and Economic Security (CARES) Act

## A Temporary Boost to Unemployment Compensation

The CARES Act temporarily supplements UI benefit amounts and extends the duration of those benefits.

### Pandemic Unemployment Compensation (PUC)

From the date the bill is signed through July 31, 2020, all regular UI and Pandemic Unemployment Assistance claimants will receive their usual calculated benefit plus an additional \$600 per week in compensation.

PUC is a flat amount to those on UI, including those who are receiving a partial unemployment benefit check. PUC also goes to those receiving the new Pandemic Unemployment Assistance program described below. PUC may be paid either with the regular UI payment or at a separate time, but it must be paid on a weekly basis. PUC is not income for purposes of eligibility for either Medicaid or CHIP.

### Pandemic Emergency Unemployment Compensation (PEUC)

The CARES Act also provides an additional 13 weeks of state UI benefits, which will become available after someone exhausts all their regular state UI benefits. All but eight states offer 26 weeks of UI benefits.<sup>[1]</sup>

To receive PEUC, workers must be actively engaged in searching for work. The bill explicitly provides, however, that “a State shall provide flexibility in meeting such [work search] requirements in case of individuals unable to search for work because of COVID-19, including because of illness, quarantine, or movement restriction.” PUC, PEUC, and Pandemic Unemployment Assistance (discussed below) are fully federally funded. States will also receive additional administrative funds to operate these programs.

**Non-Reduction Rule.** There is a “non-reduction rule” in the Act, which means that as long as the states are participating in these programs, they may not do anything to decrease the maximum number of weeks of UI or the weekly benefits available under state law as of January 1, 2020.

**Waiting Week.** In addition, most states have a statutory one-week “waiting period” for people to receive UI benefits. But under the CARES Act, states that waive the one-week waiting period will be fully reimbursed by the federal government for that week of benefits paid out to workers plus the administrative expenses necessary for processing those payments.

## Emergency Assistance to Reach Workers Typically Left Out

### Pandemic Unemployment Assistance (PUA)

Pandemic Unemployment Assistance (PUA) provides emergency unemployment assistance to workers who are left out of regular state UI or who have exhausted their state UI benefits (including any Extended Benefits that might become available in the future). Up to 39 weeks of PUA are available to workers who are immediately eligible to receive PUA. The program will expire on December 31, 2020, unless otherwise extended.

Importantly, this program will provide income support to many workers who are shut out of the state UI systems in this country. In fact, workers who are eligible for state UI are not eligible for the PUA program.

Those eligible for PUA include self-employed workers, including independent contractors, freelancers, workers seeking part-time work, and workers who do not have a long-enough work history to qualify for state UI benefits.

(Note that in most states, however, “gig” workers should qualify for regular UI because of the broad definitions of employment in so many state UI laws and should be encouraged and supported in applying for regular UI. States should be encouraged to streamline their applications and to request pay data in bulk from major companies. In states that have passed formal exemptions from UI for transportation network company drivers or app-based workers, PUA will provide crucial benefits.)

Applicants will need to provide self-certification that they are (1) partially or fully unemployed, OR (2) unable and unavailable to work because of one of the following circumstances:

- They have been diagnosed with COVID-19 or have symptoms of it and are seeking diagnosis;
- A member of their household has been diagnosed with COVID-19;
- They are providing care for someone diagnosed with COVID-19;
- They are providing care for a child or other household member who can't attend school or work because it is closed due to COVID-19;
- They are quarantined or have been advised by a health care provider to self-quarantine;
- They were scheduled to start employment and do not have a job or cannot reach their place of employment as a result of a COVID-19 outbreak;
- They have become the breadwinner for a household because the head of household has died as a direct result of COVID-19;
- They had to quit their job as a direct result of COVID-19;
- Their place of employment is closed as a direct result of COVID-19; or
- They meet other criteria established by the Secretary of Labor.

Workers are not eligible for PUA if they can either telework with pay or are receiving paid sick days or paid leave. Unfortunately, workers must be authorized to work to be eligible for PUA, meaning that undocumented workers will not qualify.

The PUA program will run from January 27, 2020 through December 31, 2020. Workers will be eligible for retroactive benefits and can access benefits for a maximum of 39 weeks, including any weeks for which the person received regular UI. But eligibility will sunset on December 31, 2020 absent any extensions.

PUA benefits are calculated the same way as they are for the federal Disaster Unemployment Assistance program under the Stafford Act, which is the model for the PUA program. PUA will have a minimum benefit that is equal to one-half the state's average weekly UI benefit (about \$190 per week).

### **Short-Time Compensation (Work-Sharing)**

Short-time compensation (STC), also known as work-sharing, programs help employers avoid layoffs by putting workers on part-time schedules with partial unemployment benefits to help make up for some of the lost income. Under the CARES Act, the federal government will fully reimburse states for all STC programs already in place that conform with the requirements of [Section 3306\(v\)](#) of the Internal Revenue Code. The Act also provides \$100 million in grants to states to implement, improve, and promote STC programs. More information on STC programs can be found [here](#).

## Notes

[1] The following states provide less than 26 weeks of regular UI benefits: Arkansas, Alabama, Florida, Idaho, Kansas, Missouri, North Carolina, and South Carolina. Source: "Policy Basics: How Many Weeks of Unemployment Compensation Are Available?" Center on Budget and Policy Priorities, 23 March 2020. Available at <https://www.cbpp.org/research/economy/policy-basics-how-many-weeks-of-unemployment-compensation-are-available>. Georgia's Department of Labor expanded UI benefit duration to 26 weeks on March 26, 2020, <https://www.wtoc.com/2020/03/26/georgia-dept-labor-extends-unemployment-insurance-assistance/>.

**From:** kathryn hedges [REDACTED]

**Sent:** Sunday, April 5, 2020 4:39 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; 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>; Housing - CSJ <housing.csj@sanjoseca.gov>; cityattorney@sanjoseca.gov <cityattorney@sanjoseca.gov>; citymanager@sanjoseca.gov <citymanager@sanjoseca.gov>

**Cc:** PACT Core Housing Team [REDACTED] N Aziz [REDACTED]

**Subject:** Rent Freeze

Dear Mayor, Councilmembers, and Staff:

I support the memorandum by Councilmembers Carrasco and Peralez to freeze rents in San Jose for 90 days from April 1st, 2020.

Although I'm glad the City passed the emergency moratorium on evictions, it is a temporary stopgap, not a long-term solution. I agree with Councilmembers Carrasco and Peralez that those who can't pay rent due to economic losses simply won't be able to catch up with the rent later. The Shelter In Place has already been extended a full month, and the ongoing shortage of testing means we will have difficulty knowing when it is safe to return to business as usual.

The funds available for homelessness prevention are not adequate to make up the difference between what people with lost income can receive from the EDD or the stimulus payment and what they need. Rents are typically double the stimulus payment, which is a one-time benefit and we are entering the second month of the Shelter In Place.

The difficulty in getting official benefit payments is especially true for people who are undocumented or who may have difficulty documenting their previous income for the EDD (or otherwise navigating a confusing and overloaded system). The crisis is also affecting our Black and Hispanic residents disproportionately: 30% of White/Asian San Jose residents can work from home and receive full wages, only 20% of Black and 16% of Hispanic residents can work from home. Even some of the work-from-home people I know are getting laid off and may not be able to find work during the crisis. Small business owners don't know when they will receive SBA emergency funds; many are unable to apply for loans because they don't already bank at a participating lender. If they can't get those Payroll Protection Loans, they won't be able to save their employees' jobs.

Many elderly and disabled people depend on financial assistance from their families to pay rent; Social Security and SSI/SSDI are too low to cover rents here without Section 8 or similar programs. If their families are unable to assist them in paying rent for the foreseeable future, they certainly won't be able to make up back rent later.

Landlords qualify for mortgage relief from their lenders, so they won't suffer from temporary loss of rental income the way tenants will suffer from being evicted after the moratorium ends. If they can prove to their lenders they have a specific economic loss from being expected to collect no rent, it may make the application process easier than if they don't know how much to expect until after the grace period for the month is up.

Many landlords expect tenants to use whatever cash they have on hand to pay rent, even though the tenants may not know when they will earn more to pay for other necessities of life. The food banks are not keeping up with demand, and you can't pay your phone bill or medical bill for non-COVID-19 care with pasta and pinto beans. The current Shelter In Place lasts through April, but we can't lift it until we know the epidemic is under control. We don't have enough testing to even know the full current extent, let alone what will happen at the end of April. We don't know if people will have jobs afterwards, or if people will be saving money for back rent instead of spending it at restaurants and other services so sales will still be poor. Because tenants know they will have to pay the rent sooner or later, this gives landlords more leverage to coerce them into payment plans or asking for partial payment.

I am not as badly affected by this because I do receive adequate SSDI to cover my rent. However, if I pay my rent, that means I need another source of funds to pay the overhead for my business so I can maintain my accounts for internet, cellular, accounting/inventory software, makerspace membership, and not lose my assets in my storage unit. I don't know if I qualify for UI because I didn't realize I was supposed to be contributing to it as a self-employed sole proprietor. I don't know if I'll get the SBA emergency grant because my credit rating has dipped. The stimulus check, if I get it, when I get it, is less than 3 months of overhead. I may default on my CIIF grant and need to repay it if I can't meet the program requirements due to all the art studios being shut down.

I know I am very privileged compared to most of the service workers and gig workers. Those who are working are at risk of contracting COVID-19 and needing time off work. Many people have to stay home to care for children who would otherwise be in schools or daycare. Many of our immigrants, even if they are documented, fear for their safety if they apply for benefits.

I stand with the people who are worse off than I am, those who stay awake at night wondering how they are going to come up with 3+ months of rent--that's about \$9,000 to \$16,000--after the moratorium ends. Please vote for the Rent Freeze memorandum.

In solidarity,

Kathryn Hedges

[REDACTED]  
[REDACTED]

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From: Frank Mangione [REDACTED]

Sent: Monday, April 6, 2020 7:29 AM

To: City Clerk

Subject: Tennant protection

[External Email]

I am a concerned landlord. please keep in mind we are not the enemy. We have many expenses. Please waive property taxes and all permits for the next two years and we can pass the saving on to are tenants. Regards Frank Mangione

Sent from my iPhone

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From: Pat VanMunn [REDACTED]

Sent: Monday, April 6, 2020 7:27 AM

To: City Clerk

Subject: 90 day rent holiday

[External Email]

Im so opposed to this will santa clara suspend taxes? Have we gone crazy? Tks for ur  
considetation

Sent from my iPhone

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



**From:** [REDACTED]  
**Sent:** Monday, April 6, 2020 7:17 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Carrasco & Perez Proposal

[External Email]

*Dear Mayor Liccardo and City Council members,  
I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Perez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*

*As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance*

*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

*Sincerely,  
Linda Lico*

**From:** JAE ALLEN [REDACTED]

**Sent:** Monday, April 6, 2020 7:34 AM

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

**Subject:** PLEASE FIND OTHER SOLUTIONS THAN IMPOSING A BAN ON COLLECTING RENT FROM COVID-19 IMPACTED TENANTS

[External Email]

*Dear Mayor Liccardo and City Council members,*

*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*

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*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

Thank you,  
Jae Allen

**From:** Mike Gallagher (Morgan Hill, CA) [REDACTED]  
**Sent:** Monday, April 6, 2020 7:44 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** COVID-19 relief proposal

[External Email]

*Dear Mayor Liccardo and City Council members,  
I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.  
I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.  
As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance  
I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

**Mike Gallagher**  
[REDACTED]  
[REDACTED]

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**From:** Shawyon Malek [REDACTED]  
**Sent:** Monday, April 6, 2020 7:45 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Oppose rent free ordinance due to COVID19

[External Email]

*Dear Mayor Liccardo and City Council members,*  
*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*  
*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*  
*As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance*  
*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

**From:** Carla Brosnan [REDACTED]  
**Sent:** Monday, April 6, 2020 7:46 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Rents

[External Email]

*Dear Mayor Liccardo and City Council members,  
I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*

*As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance*

*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

**Carla L Brosnan**

Kevin Athanacio [REDACTED]  
city of San Jose taking over all landlord payments and maintenance

*unlawful proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic. As I am gathering contact information within the City – shall I contact you directly to clear a clogged toilet or directly forward my bills to the City? I applaud the City for taking over these responsibilities during this time of crisis.*

*As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance*

*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

*Kevin Athanacio*

David Cruz [REDACTED]  
Covid 19 Solutions

[External Email]

*Dear Mayor Liccardo and City Council members,*

*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

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*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

Concerned Property Owner,  
David Cruz

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

Matt Bell [REDACTED]  
I am a landlord

[External Email]

*Dear Mayor Liccardo and City Council members,*

*Feels like socialism, communism here. Please put down your liberal ideology for these next few months and try to incorporate better solutions than just stealing from the rich.*

*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

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*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

Matt Bell  
[REDACTED]

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Lindsay, David [REDACTED]

I Oppose the Illegal San Jose Free Rent Ordinance

[External Email]

*Dear Mayor Liccardo and City Council members,*

*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

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*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

David Lindsay

[REDACTED]  
[REDACTED]

**\*\*I have not verified any of the information contained in those documents that were prepared by other people \*\***

**\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

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

Oppose rent free ordinance due to COVID19

[External Email]

*Dear Mayor Liccardo and City Council members,*

*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*

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*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

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

DM C [REDACTED]  
Oppose the San Jose free rent ordinance

[External Email]

*Dear Mayor Liccardo and City Council members,*

*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

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

Marty Zimmerman [REDACTED]  
Opposition to the Proposed Emergency Rent Ordinance

[External Email]

Dear Mayor Liccardo and City Council members,

I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Perez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.

I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.

As an owner of a rental unit, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance.

I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.

Thanks!

Best Regards,

**Marty Zimmerman**

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[External Email]

*Dear Mayor Liccardo and City Council members,*

*I am a property owner in the San Francisco Bay Area who has worked hard to care for my buildings and the residents who call my building home. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees (many of whom are renters themselves.) However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with every tenant impacted by the COVID-19 crisis, which is a large percentage of my tenants thus far. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*

- *Possible default on my property*
- *Inability to remain open to other opportunities to move our economy forward and out of this problem*
- *A real POSITIVE for REITs and property owners that have been on the forefront of pushing rents up and therefore have a stockpile of cash - not the average property managing rental unit owner! They could pick up defaulted upon units at a deep discount. However, that will hurt the property tax base the City and County rely upon to support our community. **This is very real and long lasting damage to our community.***
- *Huge Negative - you are serving the onerous property owner and Big Business rental owners at the expense of most of us.*

*As an owner of rental units, I am seeking SBA assistance or mortgage forbearance, however, these requests take time to materialize, even with the "Please send an emergency \$10,000 to get me out of my hole" button, it takes time. As I am not the only one trying to get help, there is no guarantee I will get approved for this*

*assistance or other funding. I am seeking private lenders, but when San Jose, and after you - others, begin to publicly support breach of lease by our customers, commercial lenders offers will dry up.*

*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

Cathy Oyster  
Oyster Holdings, LLC  
Manager

[REDACTED]

[REDACTED]

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Eddy Shahin [REDACTED]  
Proposed Ordinance to Prohibit Property Owners for Collecting Rent

[External Email]

*Dear Mayor Liccardo and City Council members,*

*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my townhouse home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with my tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*

*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

Thank you for your consideration,  
Chris and Eddy Shahin

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



Norine Wilson [REDACTED]  
Proposed Ordinance

[External Email]

*Dear Mayor Liccardo and City Council members,*

*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*

*As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance*

*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

*Sincerely,*

*Ted and Norine Wilson*

Norine Wilson Sent from my iPhone

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Mark Degraff [REDACTED]  
San Jose Rent Ordinance

[External Email]

*Dear Mayor Liccardo and City Council members,*

*I am a property manager in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave my clients unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*

*My clients can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as they are not the only one trying to get help and there is no guarantee they will get approved for this assistance.*

*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

*Regards,  
Mark*

Mark DeGraff  
Vice President - Northern California  
Pinnacle  
1990 N. California Blvd., 8th Floor  
Walnut Creek, CA 94596

[REDACTED]  
[REDACTED]  
[pinnacleliving.com](http://pinnacleliving.com)

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## Exceeding Your Expectations

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**From:** Marty Zimmerman  
**Sent:** Monday, April 6, 2020 8:04 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Opposition to the Proposed Emergency Rent Ordinance

[External Email]

Dear Mayor Liccardo and City Council members,

I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.

I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.

As an owner of a rental unit, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance.

I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.

Thanks!

Best Regards,

**Marty Zimmerman**

**From:** Theresa Aiello  
**Sent:** Monday, April 6, 2020 8:17 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Prohibiting Owners from Collecting Rent

[External Email]

*Dear Mayor Liccardo and City Council members,*  
*I have been a property owner in San Jose. I now work work hard to care for my building and the residents who call my building home in close by cities.. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic. As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

I cannot begin to tell you the hours I am working to keep my properties afloat. Along with not having all the rents necessary to pay bills due to tenants unable to pay. I have mortgages on every building. The banks and assessor's office are NOT going to forgive loans and taxes. I have my paid employees sheltering in place while I must, personally along with my brother, keep the rentals sanitized, clean and perform essential maintenance. You are asking for a collapse of the the rental system. I spent hours last week trying to go online for Small Business Loans and have been told various odd things, like you need to have a credit card with the bank where all business banking is held. I don't. So BofA refused my application. I have been banking with Bank of America for over 48 years. I believe I won't get anything from these loans. Yet, I am paying my employees their full salaries to Shelter in Place. I just can't fathom how you can think how I can survive 90 days without any rental income. I have 8 employees who will be without pay if this happens in my city. I will have unpaid bank payments for sure. You are creating a collapse of the rental housing system.

There are some cities set up with financial assistance for tenants to apply to, along with the unemployment system. I can work with the tenants, but not getting any rent at all, will be impossible.

When I see the TV commercials, relax do puzzles, exercise. My days are a living nightmare waiting for the other shoe to drop. As our tenants are having a difficult times, The property owners are also.

Theresa Aiello

**From:** Mario Wijtman  
**Sent:** Monday, April 6, 2020 8:18 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Bob Talbott  
**Subject:** Unconstitutional ban on rent collection due to COVID 19

[External Email]

Dear Mayor Liccardo and City Council members,  
I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay mortgage payments, property tax, utility payments, vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.

I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. **The domino effect of this proposal will be catastrophic.**

As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize and do not come close to covering the current shortfall, let alone if no rent is paid. I am not the only one trying to get help and there is no guarantee I will get approved for this assistance

I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.

Mario Wijtman  
MDJ Real Estate

--

Mario Wijtman

**From:** Dan Corfee  
**Sent:** Monday, April 6, 2020 8:19 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** the Illegal San Jose Free Rent Ordinance

[External Email]

If this gets approved, I am going to sue personally council members who feel they have the power to illegally infringe on my rights granted by the US constitution.

Daniel A. Corfee  
**President**  
**PREFERRED CAPITAL ADVISORS**  
**555 Capitol Mall, Suite 995**  
**Sacramento, CA 95814**  
**[Www.Prefcap.com](http://www.Prefcap.com)**

**From:** Vladimir Altman  
**Sent:** Monday, April 6, 2020 8:24 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Opposingl San Jose Free Rent Ordinance

[External Email]

Dear Mayor Liccardo and City Council members,

I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.

I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.

As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance

I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.

V. Altman



**From:** Randall Hicks  
**Sent:** Monday, April 6, 2020 8:24 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** COVID-19

[External Email]

*Dear Mayor Liccardo and City Council members,*  
*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*  
*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*  
*As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance*  
*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*  
*Hoa Tang*

Sent from my iPhone

**From:** Bill Wu

**Sent:** Monday, April 6, 2020 8:26 AM

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

**Subject:** Oppose Prohibit Owners from Collecting Rent

[External Email]

Dear Mayor Liccardo and city council members,

Let us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. A person who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city want to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. We will fight to the supervisor court if this is approved. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

As a San Jose resident, I oppose this proposal.

Regards,  
Bill

**From:** Robert Lico  
**Sent:** Monday, April 6, 2020 8:26 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Covid 19 Rent abatement

[External Email]

*Dear Mayor Liccardo and City Council members,*

WE have been conducting commercial business in the City of San Jose for over 60 years, and in spite of the economy shut down, we are working individually with each tenant to see what ramifications the shutdown is having with each respective tenant. As some are open, some are not, and most are learning how to stay open during the shelter in place order. We as the Landlord know what pain and suffering each tenant is experiencing but it is between the landlord and the tenant to work out some type of payment schedule or deferral of rent that works best for each other. Please do not dictate abating rents, but controlling eviction should be agreed upon but with certain protection for the property owners as we still pay for the insurance, property taxes and overall maintenance of each property. I ask that you abandon your thoughts of a 30-90 day excusal of rents by tenants and let the two parties work it out. Set up a relief line for tenants who's landlord are not helping or considering help during these uncertain times, until shelter in place is lifted and life returns to normal as we know it.

Sincerely, Robert Lico  
Giannotti Incorporated

**From:** Janet Larsen  
**Sent:** Monday, April 6, 2020 8:29 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Against rent proposal forgiveness

[External Email]



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*Dear Mayor Liccardo and City Council members,  
I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.  
I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.  
As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance  
I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.  
Janet Larsen*

**From:** Qin Zhu

**Sent:** Monday, April 6, 2020 8:31 AM

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

**Subject:** Please don't prohibit of collecting rent, delay is fine

[External Email]

*Dear Mayor Liccardo and City Council members,*

*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*

*As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance*

*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

**From:** Vic Koo

**Sent:** Monday, April 6, 2020 8:28 AM

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

**Subject:** Oppose proposal to forgive rent for tenants affected by covid-19

[External Email]

Hi, I

strongly oppose the proposal to forgive rent for tenants affected by covid-19. This proposal is not only unjust but will also be disastrous to both landlords and tenants. Loss of rental income will lead to foreclosure since landlord cannot pay for expenses related to providing housing. Tenants will also end up losing housing when this happens. It is illegal & unfair for government to enact such ordinance without also forgiving all expenses incurred by the landlord who is also negatively affected by covid-19. Everyone has to pay their bills. This proposal is not the proper solution for the problems & will make things worse. Thanks

From: Art Chatoff  
Sent: Monday, April 6, 2020 8:26 AM  
To: City Clerk  
Subject: Mayor licardo letterChateau La Salle

*Dear Mayor Liccardo and City Council members,  
I am a property owner in San Jose who has worked hard to care for my Manufactured Home Community and the residents who call Chateau La Salle their home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.  
I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.  
As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance  
I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

*Art Chatoff  
General partner Chateau La Salle*

**From:** Steve Welter  
**Sent:** Monday, April 6, 2020 8:31 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Rent Collection

[External Email]

*Dear Mayor Liccardo and City Council members,*  
*I am a property owner in the Silicon Valley who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*  
*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. **The domino effect of this proposal is catastrophic.***  
*As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance*  
*I ask the City Council to focus on **real solutions to this crisis**, (and NOT try and pass legislation that will make problems worse) such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

Stephen A Welter  
CBW Properties, Inc



**From:** cool man

**Sent:** Monday, April 6, 2020 11:55 AM

**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>

**Subject:** Strongly Opposing "Rent Suspension"

[External Email]

Let  
us

be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage, property tax and property insurance to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

As a San Jose resident, I oppose this proposal. This is terrible idea to suspend rent.

---

From: Janet Franco Orona  
Sent: Monday, April 6, 2020 11:53 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Raul Perez,

As a resident of District 3, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Janet Franco Orona

From: Brenda Zendejas  
Sent: Monday, April 6, 2020 11:53 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Magdalena Carrasco,

As a resident of District 5, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause. Please do the right thing and listen to your constituents who are hurting.

Sincerely,

Brenda Zendejas

From: Maralyn Smith  
Sent: Monday, April 6, 2020 11:53 AM  
To: The Office of Mayor Sam Liccardo  
Subject: rent suspension

[External Email]

Dear Mayor Sam Liccardo and Vice Mayor Charles “Chappie” Jones,

As a resident of District 1, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez’s proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit “pause” on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council’s top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won’t solve this issue. We need a rent pause.

Sincerely,

Maralyn Smith

From: Mikhail Nasledov

Sent: Monday, April 6, 2020 11:52 AM

To: The Office of Mayor Sam Liccardo

Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Liccardo,

I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Mikhail Nasledov

**From:** Min Zheng <

**Sent:** Monday, April 6, 2020 11:52 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>

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

**Subject:** Illegal - SJ Free Rent Ordinance

[External Email]

Dear Mayor Liccardo and City Council members,

I am a property owner in San Jose who has worked hard to care for my property and the residents who call my property home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees.

However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.

I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, and the vendors who service the units. The domino effect of this proposal is catastrophic.

As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance

I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.

As a small property owner, I strongly against this proposal.

Thank you.

Sincerely,  
Min Yin

From: valiwei@yahoo.com

Sent: Monday, April 6, 2020 11:52 AM

To: Liccardo, Sam; The Office of Mayor Sam Liccardo

Subject: Strong Opposing "rent suspension "

[External Email]

Dear San Jose City Mayor

Let us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

We still have to pay property tax on time even during pandemic time.

As a San Jose housing provider, I oppose this proposal.

Thanks,

Wei Wang

Sent from my iPhone



From: Chris Wu <

Sent: Monday, April 6, 2020 11:52 AM

To: City Clerk; Liccardo, Sam; The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10

Subject: Strongly Opposing "Rent Suspension"

[External Email]

To whoever it may concern:

I know a lot of tenants are impacted by COVID-19. However, this is same for small property owners like myself. We have mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lose their job can get 40% of their salary, plus \$600 per week from Fed. If the city would like to help, please pay the tenant from city's reserve.

A rent suspension using property owner's income instead of the city's reserve is pure robbery and is unconstitutional. Prohibiting owner to collect rent is a purely irresponsible, unreasonable and absurd idea. It is communism. As a San Jose resident, I strongly oppose this proposal.

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

**From:** Winnie Chen

**Sent:** Monday, April 6, 2020 11:51 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@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:** Strongly Opposing "Rent Suspension"

[External Email]

Let us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. Property owners have to pay mortgage, property tax, insurance, and management fee, etc. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

As a San Jose resident, I strongly oppose this proposal.

**From:** daisy lu <

**Sent:** Monday, April 6, 2020 11:50 AM

**To:** 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>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>

**Subject:** Oppose the San Jose City Council's Effort to Prohibit Owners From Collecting Rent

[External Email]

Dear Mayor Liccardo and City Council members,

I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.

I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.

As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance.

I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.

Best regards,  
Daisy

From: Todd Langton  
Sent: Monday, April 6, 2020 11:50 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Lan Diep,

As a resident of District 4, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Todd Langton

**From:** Bin Dai

**Sent:** Monday, April 6, 2020 11:48 AM

**To:** 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:** Strongly Opposing "Rent Suspension" proposal by Carrasco and Perez

[External Email]

This

proposal is against US constitution. Simply throw a big NO on Carrasco and Perez's faces.

San Jose resident

Bin Dai

**From:** Shu Li

**Sent:** Monday, April 6, 2020 11:46 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Sam Liccardo  
<TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District4 <District4@sanjoseca.gov>

**Subject:** Strongly Opposing "Rent Suspension"

[External Email]

Let

us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

As a San Jose resident, I oppose this proposal.

-Shu

From: Jacqueline Franco  
Sent: Monday, April 6, 2020 11:45 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Magdalena Carrasco,

As a resident of District 5, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Jacqueline Franco

From: Amy <

Sent: Monday, April 6, 2020 11:44 AM

To: City Clerk; The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10

Subject: Strongly Opposing " Rent Suspension " Let us be fair

[External Email]

Dear sir!

We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

Regards,

Shengmei Lee



From: Trudy Cervantes  
Sent: Monday, April 6, 2020 11:44 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Sergio Jimenez,

As a resident of District 2, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Trudy Cervantes

From: Socorro Montaña Rivas  
Sent: Monday, April 6, 2020 11:43 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Dev Davis,

As a resident of District 6, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. Letting vulnerable populations fall through the cracks is unforgivable, especially at this time!

Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Socorro Montaña Rivas

**From:** Shu Li

**Sent:** Monday, April 6, 2020 11:43 AM

**To:** 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:** Strongly Opposing "Rent Suspension"

[External Email]

Let  
us

be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

As a San Jose resident, I oppose this proposal.

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From: Eva Heredia <  
Sent: Monday, April 6, 2020 11:43 AM  
To: The Office of Mayor Sam Liccardo; Murillo, Sandra2 (Mayor)  
Subject: No trabajo/ no renta/supe cuan de renta.

[External Email]

Buenos días mi nombre es Eva Heredia y yo soy una Lider en mi comunidad en el 2008 perdí mi primera casa que con mucho sacrificio ahorramos mi esposo y yo después el se quedó sin trabajo y yo solo ganaba el mínimo con dos hijas. Durmáis solo un año rentando un pequeño departamento que no podíamos pagar, después asta el año pasado duramos viviendo en un pequeño garage, duramos 11 viviendo en ahí, después de ahorrar y que mi esposo sacara todo su dinero para poder comprar algo en San Jose para quedar is aquí porque se que mis hijas tendrán mejores oportunidades aquí, Compramos una mobile home la cual no podremos pagar no se por cuantos meses, y no quiero regresar a ese garage , así como yo hay familias que pasarán hacer indigentes si no podemos pagar renta o los pagos de casa. por favor apoye la propuesta del concejal Raúl Perales y La concejal Magdalena Carrasco.

Sent from my iPhone

**From:** Yu Liang

**Sent:** Monday, April 6, 2020 11:02 AM

**To:** 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:** Strongly Opposing "Rent Suspension"

[External Email]

Let

us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

As a San Clara resident who has an investment property in San Jose, I oppose this proposal.

Best regards,

- Yu Liang

**From:** connie guo

**Sent:** Monday, April 6, 2020 11:01 AM

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

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

**Subject:** Strongly Opposing "Rent Suspension"

[External Email]

Dear Mayor Liccardo and City Council members,

Let us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We have mortgage to pay as well. The problem has been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from federal government. If the city would like to help, please pay the tenants from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibiting owners from collecting rent is purely irresponsible, unreasonable and absurd idea. It is communism. As a San Jose resident, I oppose this proposal.

I need to pay my property tax by April 10 and HOA fees by the 10th of each month. Also, I need to pay my insurance and my tenant's water bill every month. Also, my mortgage is still due after June.

Best regards,

[Sent from Yahoo Mail for iPhone](#)

**From:** Jean Fan  
**Sent:** Monday, April 6, 2020 10:56 AM  
**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>  
**Cc:** Jean Fan <mingjean@yahoo.com>  
**Subject:** Opposition to "SJ Free Rent Ordinance"

[External Email]

To

Whom It May Concern,

I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors, property tax, insurance and home maintenance. However, the proposal authored by Council members Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.

I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay property tax, insurance, home maintenance and the vendors who service the units. The domino effect of this proposal is catastrophic.

Let us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

As a San Jose small property owner, I strongly againsy this proposal.

Jean Fan

From: Myka Martin  
Sent: Monday, April 6, 2020 10:52 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Johnny Khamis,

As a resident of District 10, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Myka Martin



From: Daniel Llamas

Sent: Monday, April 6, 2020 10:52 AM

To: The Office of Mayor Sam Liccardo

Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Raul Perez,

As a resident of District 3, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Daniel Llamas

From: Ron Muriera

Sent: Monday, April 6, 2020 10:50 AM

To: The Office of Mayor Sam Liccardo

Subject: Support Councilmembers Carrasco and Perez's Proposal for Rent Pause

[External Email]

Dear Mayor Sam Liccardo and Councilmember Sergio Jimenez,

As my family are residents of District 2, we are writing to ask your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Thank you so much for your continued work on protecting families not only in your district, but throughout San Jose.

With deepest gratitude,  
Ron & Gina Muriera

Sincerely,

Ron Muriera

From: Veronica Martino  
Sent: Monday, April 6, 2020 10:49 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Maya Esparza,

As a resident of District 7, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

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Sincerely,

Veronica Martino

From: Caroline Thomas  
Sent: Monday, April 6, 2020 10:49 AM  
To: The Office of Mayor Sam Liccardo  
Subject: carolmarth@gmail.com

[External Email]

Dear Mayor Sam Liccardo and Councilmember Johnny Khamis,

As a resident of District 10, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

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San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Caroline Thomas

**From:** Jie Du

**Sent:** Monday, April 6, 2020 10:42 AM

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

**Subject:** Strongly Opposing "Rent Suspension"

[External Email]

Please oppose Rent Suspension

If landlords don't receive rent for 3 months, we can't pay property tax and mortgages even they are deferred. There will be tons of foreclosures later on. Plus this is unconstitutional.

Jie Du

From: Tawna Vargo  
Sent: Monday, April 6, 2020 10:23 AM  
To: The Office of Mayor Sam Liccardo  
Subject: tawnav19@gmail.com

[External Email]

Dear Mayor Sam Liccardo and Councilmember Dev Davis,

As a resident of District 6, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Tawna Vargo

From: Lan Zhang  
Sent: Monday, April 6, 2020 10:20 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Strongly Opposing "Rent Suspension"

[External Email]

Let us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

Thank you!

The landlord of San Jose city

Amy Zhang

Sent from my iPhone

From: Mary Helen Doherty  
Sent: Monday, April 6, 2020 10:11 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Request Support: RENT SUSPENSION, 4.7.20 City Council Meeting

[External Email]

Dear Mayor Liccardo,

I request that you compassionately support the renters in our community by voting to discuss the RENT PAUSE proposed by Councilmembers Peralez & Carrasco.

As a person of faith, active with the Housing Team of PACT and as a member of SURJ at Sacred Heart each day I learn of more fear and hardship experienced by the renters in our community due to the impact of the coronavirus. I know you have a caring heart and are working hard to address these tragedies.

PLEASE make this one of your commitments to those in need.

Thank you,  
Mary Helen Doherty  
95112



**From:** Mary Becker <

**Sent:** Monday, April 6, 2020 10:00 AM

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

**Subject:** Yes on rent suspension

[External Email]

"I am a member of SURJ at Sacred Heart and I SUPPORT the proposed rent suspension! I urge you to vote YES."

Thank you for your service to the people of San José. I join you in keeping our people healthy, safe, and secure in their well-deserved homes.

Sister Mary Becker, MSW, SNJM Sisters of the Holy Names

**From:** Tony Ko

**Sent:** Monday, April 6, 2020 9:55 AM

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

**Cc:** District5 <District5@sanjoseca.gov>; District3 <district3@sanjoseca.gov>

**Subject:** Oppose the San Jose City Council's Effort to Prohibit Owners from Collecting Rent

[External Email]

Dear Mayor Liccardo and City Council members,

**I am a property owner** in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal **authored by Councilmembers Carrasco and Peralez** places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.

**I am working with every tenant impacted by the COVID-19 crisis.** While deferring rent may be necessary temporarily, being forced to forgo rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.

**I ask the City Council to focus on real solutions to this crisis,** such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.

Sincerely,

Antonio Ko

Landlord in Cambrian area of San Jose, CA.

**From:** Art Chatoff <

**Sent:** Monday, April 6, 2020 9:51 AM

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

**Subject:** rent suspension

[External Email]

Mayor Liccardo

If this is true it is now going way to far.

Property taxes are due. I've seen numerous checks written to the city of San Jose. And our mortgage payment of \$239,000 is due to be withdrawn today. In addition all of our 432 residents are sub metered which means they use Gas Electric water and garbage which we have to pay those Bills as well ,weather they pay or not. I'm prepared to work with residents that are struggling with job loss or other related issues but I'm not prepared to handle a city imposed taking. I didn't ask for a forbearance on our loan this month and I certainly didn't hear anything from the county or city on property tax, water, Trash or rent control payment forgiveness.Rent checks are still coming in, How about waiting to see the true impact before we jump the gun on an unmanageable problem. Most owners I work with are prepared to work with their residents. Don't make the situation even worse.

Art Chatoff  
Chateau La Salle  
General partner

Begin forwarded message:

**Subject:** Action Alert: Oppose the Illegal San Jose Free Rent Ordinance

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## Oppose the San Jose City Council's Effort to Prohibit Owners from

### Collecting Rent

A proposal by San Jose City Councilmembers Carrasco and Perez would prohibit rental property owners from collecting any rent from tenants who have suffered a COVID-19 related income loss. The ordinance, proposed to last 90 days, would make it illegal for a property owner to recover any lost rent after the ordinance expires. Carrasco and Perez are asking the council to enact this emergency ordinance on Tuesday, April 5, and make it retroactive to April 1, 2020. If approved, landlords would likely have to refund any collected rent from impacted tenants. The ordinance also could be extended after the 90-day period ends.

CAA Tri County argues that this ordinance is blatantly illegal, as it violates state and federal law, and is likely unconstitutional. The illegality of the proposal, however, hasn't deterred the authors from attempting to rush its approval.

### **Property Owners Need to Speak Up. Here's How:**

Because of the COVID-19 pandemic, council meetings occur virtually, so CAA needs impacted property owners to email their opposition to the ordinance, which will be entered into the record as a public comment. The council needs to hear that you are doing what you can to assist your tenants in this difficult time but that you also still have an obligation to pay your mortgage bill, maintenance costs, utility bills, and payroll to support your employees and vendors. Moreover, council members need to understand that forbearance doesn't relieve you as the property owner of your financial obligations.

---

**From:** Steve Krandel <  
**Sent:** Monday, April 6, 2020 9:45 AM  
**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>  
**Subject:**

[External Email]

Mr. Mayor,

*Below is the formal message that I agree with 100%.*

*I am a partner in a property management company. My sole source of income is apartment rental. The proposal by Councilmembers Carrasco and Peralez to not allow us to collect lost rent simply makes no sense. It puts the burden of Covid 19 losses on us. Not all landlords make tons of money Our employees still have to be paid. In our case, there are several partners. None of us is getting rich off of this. We are not salaried employees; we are simply K1 partners. I'm sure the SBA is going to make us a very low priority.*

*We are already preparing to see our monthly distributions cut in half. To then tell us that we can never expect to see any of the lost rent recovered is wrong Let us work with individuals to make it right. Don't dictate it to us. By passing the responsibility up the chain, even more people will suffer from this.*

*Steve Krandel*

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*Dear Mayor Liccardo and City Council members,*

*I am a property owner in San Jose who has worked hard to care for my building and the residents who call my building home. Like my residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places me in financial peril and essentially stops me from working with my tenants to develop a plan through which we can all come out of this crisis with our homes and the ability to pay our bills.*

*I am working with every tenant impacted by the COVID-19 crisis. While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.*

*As an owner of rental units, I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, as I am not the only one trying to get help and there is no guarantee I will get approved for this assistance*

*I ask the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent or to landlords who are deferring rent.*

From: Jeff Barrera  
Sent: Monday, April 6, 2020 9:45 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Liccardo,

I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Jeff Barrera

From: Zhuozi Ye  
Sent: Monday, April 6, 2020 9:40 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Strongly opposing rental suspension

[External Email]

Let's us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

>

> As a San Jose homeowner, I oppose this proposal.

>

> Zhuozi

>

> Sent from my iPhone

**From:** Kimberly Potts

**Sent:** Monday, April 6, 2020 9:38 AM

**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>; Webmaster Manager <webmaster.manager@sanjoseca.gov>

**Subject:** installation of 5G towers

[External Email]

Dear Mayor & City Council Members,

I ask that you impose a moratorium on “small cells” and other wireless infrastructure permits process and deployment until the COVID-19 emergency is over.

It's vital to realize that 5G technology has not been properly tested to determine its impact on human health or the environment. The federal government agency in charge of wireless infrastructure, the FCC, has never studied the health impacts of any wireless technology. Yet numerous peer-reviewed, scientific studies conducted by other parties point to adverse biological effects from the electromagnetic radiation emitted by wireless devices and infrastructure, including immune dysfunction, altered brain development, sleep and memory disturbances, ADHD, sperm dysfunction, brain tumors, and more.

And compared with the current technology, 5G requires a much denser network, with many more cell towers. The 5G towers are being installed near homes, apartments, schools, and businesses across the world.

The LAST thing we should be doing right now is expanding a technology that can weaken people's immune systems!

The wireless providers are using the COVID-19 emergency as cover to expand and cement their rapid and virtually unsupervised deployment of harmful wireless infrastructure. Our local leaders should not have to dedicate time and resources to policing whether the wireless companies are following local and state law right now – they need to focus on more important things.

The FCC wireless permit rules allow emergency moratorium. Homeland Security guidelines emphasize that maintenance of existing communications capability is the priority. But new construction is not “essential.”

The FCC has directly held a local jurisdiction can impose a temporary halt to deployment and permits during emergencies. In the Matter of Accelerating Wireline Broadband Deployment by Removing Barriers, FCC 18-111, 33 FCC Rcd 7705, 7784-7785, ¶157 (2018) (“We recognize that there may be limited situations in the case of a natural disaster or other comparable emergency where an express or de facto moratoria that violates section 253(a) may nonetheless be ‘necessary’



to 'protect the public safety and welfare' or to 'ensure the continued quality of telecommunications services.'")

Homeland Security has declared that local government is on the forefront and can take control over determining whether to temporarily halt all non-essential activity. Homeland Security guidance documents prioritize maintenance of existing Communications Systems, and do not support "essential" status for new construction. See Homeland Security Cybersecurity & Infrastructure Security Agency, Identifying Critical Infrastructure During COVID-19, <https://www.cisa.gov/identifying-critical-infrastructure-during-covid-19> (local control); e-Critical Infrastructure and Key Resources Support Annex, <http://www.fema.gov/pdf/emergency/nrf/nrf-support-cikr.pdf> (focus on "protection, response, recovery, and restoration"). Homeland Security, like the FCC, understands that it is essential in an emergency situations justify focusing on protecting, responding, recovering and restoring of existing systems, but new communications facilities construction is and should be deemed nonessential, and subject to lockdown for so long as we are under emergency conditions. Cities can and should impose a moratorium on deployment in their local area and freeze the permit process until the COVID-19 emergency is over.

For more information, please see:

<https://www.takebackyourpower.net/5g-the-big-picture/> Dr. Naydler, PhD

<https://www.westonaprice.org/health-topics/environmental-toxins/getting-informed-about-5g/>

<https://articles.mercola.com/sites/articles/archive/2018/09/15/generation-zapped.aspx> Dr. Mercola, DO

<https://www.electricsense.com/is-5g-dangerous/> -has researched EMF's for 20 years

Thank you for taking the time to inform yourself on this critical issue that has massive implications for the health & safety of your residents.

Sincerely,

Kimberly Potts, teacher

San Jose, CA

**From:** Maristella Huerta

**Sent:** Monday, April 6, 2020 8:22 AM

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

**Subject:**

[External Email]

Dear Mr. Mayor,

Please vote in support of the rent suspension measure proposed by Councilmembers Carrasco and Peralez, both to hear and pass it on the Tuesday April 7 City Council meeting.

I work at one of our local community colleges, whose working class students are now at risk of homelessness and hunger. Saving lives by preventing displacement, homelessness, and increased exposure to COVID-19 should be City Council's top priority during this emergency. The eviction moratorium is helping keep people housed, but the continued obligation to pay rent is destabilizing tenant households who have lost income due to COVID-19. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

**City Council should suspend rents *now*, before tenants are forced to make impossible choices between their health and housing.** Our immigrant neighbors are especially vulnerable right now. San Jose is home to tens of thousands of undocumented renters, many of whom have lost jobs and cannot apply for unemployment insurance or other government programs amid the emergency, as well as other immigrants who are not eligible for federal relief. These families know they will need to pay thousands of dollars in back rent when the moratorium is lifted or face eviction. Without a rent pause families will have to make tough choices on whether to continue going out into the community to work despite the public health orders. Collecting any amount of rent right now is unfair to tenants who have lost income due to COVID-19. Tenants who have experienced illness or job loss because of this public health emergency should not have to choose between paying for necessities like food and medicine or paying rent during this unprecedented crisis.

Significant mortgage payment relief has been announced by the federal government and private lenders in recent weeks that will ensure a rent suspension does not unduly burden our landlord community. Landlords can take advantage of these resources to request mortgage forbearance or refinance in a way that ensures the rent suspension does not threaten their investments. A rent suspension is a temporary emergency measure that would not restrict landlords' ability to set rents after the emergency is over, or impact their ability to make money on their properties in the long run. The stability that a rent suspension would provide tenants now would also create certainty for landlords. Landlords would also lose-out with high vacancy rates and a plummeting rental market, which could result if Council does not act to suspend rents now.

Thank you for your time and attention.

Maristella Tapia

From: Andy Iscool <  
Sent: Monday, April 6, 2020 12:20 PM  
To: Liccardo, Sam; The Office of Mayor Sam Liccardo  
Subject: Strong Opposing "rent suspension"

[External Email]

Dear San Jose City Mayor

As a small business owner of a rental property, I am writing this email to express my strong opposition on the proposal of rent suspension in San Jose city.

During this unprecedented disastrous period, our city should unite all citizens and help all people instead sacrificed one group to help another group. My life hood is in jeopardy as well due to this covid19 pandemic. I should get help from our city, instead of a rent suspension. I will be in bankruptcy court in no time if my tenant refuses to pay the rent per this proposal.

This is an absurd proposal with lasting negative impact on our community! Please, I beg you to reject this rent suspension proposal to save small businesses and community. Our city should create an emergency fund to assist distressed tenants and not force many small business to bankrupt!

Together we are stronger and thrive!

Andrew Wang

From: Margarita Hernández  
Sent: Monday, April 6, 2020 12:18 PM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Maya Esparza,

As a resident of District 7, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Margarita Hernández

From: Ileana Banuelos <  
Sent: Monday, April 6, 2020 12:16 PM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Pam Foley,

As a resident of District 9, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

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Sincerely,

Ileana Banuelos

From: Mike McGee  
Sent: Monday, April 6, 2020 12:13 PM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Raul Perez,

As a resident of District 3, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

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San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Mike McGee

From: Aldahir Fulgencio  
Sent: Monday, April 6, 2020 12:08 PM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Pam Foley,

As a resident of District 9, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Aldahir Fulgencio





From: Nayeli Sedano  
Sent: Monday, April 6, 2020 12:00 PM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Raul Perez,

As a resident of District 3, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

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Sincerely,

Nayeli Sedano

From: Jeffrey Levin <  
Sent: Monday, April 6, 2020 11:58 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Raul Perez,

As a resident of District 3, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

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Sincerely,

Jeffrey Levin



From: Davida Rosenbaum  
Sent: Monday, April 6, 2020 11:57 AM  
To: The Office of Mayor Sam Liccardo  
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Sergio Jimenez,

As a resident of District 2, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

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Sincerely,

Davida Rosenbaum

**From:** Susan Price-Jang <

**Sent:** Monday, April 6, 2020 12:27 AM

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

**Subject:** Helping tenants and landlords survive

[External Email]

Dear Mayor Liccardo:  
Sam Liccardo, Mayor of City of San Jose  
San Jose, CA

April 5, 2020

**Please support the memorandum from April 3 by Councilmember Carrasco and Peralez** which recommends a rental suspension of 90 days for all units starting April 1 if tenants can demonstrate a direct financial impact due to the coronavirus.

**My long time neighbor, Maria**, is a Spanish speaking single mother with three teenaged children, living in a one bedroom apartment in District 6. She worked in the hospitality business and has been recently furloughed. She cannot collect unemployment because she is undocumented. Today many people of modest means, citizen or documented or undocumented like Maria, cannot now pay their rent.

**Government:** The Santa Clara County Public Health Department recommended that the county government institute the closure of non-essential businesses, soon followed by the recommendation of the San Jose City Council. When government closes down businesses, even for good reason, we must help out those who now have no paycheck.

**Landlords:** These are also difficult times for landlords when tenants cannot pay the rent; however, landlords have options at their disposal unavailable to tenants. Landlords can negotiate with banks which are under the new CARES Act from the federal government to modify their mortgage payments. Landlords can also refinance to benefit from the current very low interest rates.

**Tenants:** Many tenants have no such options, especially those who are undocumented and who worked here for years for low wages doing necessary, and hard labor while paying taxes and into Social Security (which they can never collect). And, undocumented workers will not even be receiving a CARES Act stimulus check, like many other residents. Tenants on minimum-wage salaries/wages will not be able to pay back rent at the end of the 90 days, such as Maria whose wages are very low; she and her three children live check to check. We will need to work with landlords and banks so that these families will not become homeless. Help landlords by helping their tenants.

Praying for all of us,  
Susan Price-Jang, small landlord