

From: connie guo <

Sent: Monday, April 6, 2020 10:56 AM

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

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

[External Email]

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.

From: Vladimir Rivkin <
Sent: Monday, April 6, 2020 10:56 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: No Rent Proposal

[External Email]

Dear Mayor Riccardo and City Council members,
I am a property owner City of San Jose who has worked very hard to make an investment in this city and purchase this property. The COVID-19 pandemic has caused my family great hardship, including my wife being laid off and myself not able to earn money since I am a contract employee and were shut down. We are now living paycheck-to-paycheck and if you pass this ordinance, I will not be able to make my insurance or property tax payments and will go into default.

Don't shift the responsibility from one group of citizens to another. Focus on real solutions rather than creating problems and causing catastrophic domino effects. If you do vote, believe me, I will remember when it comes to voting time on who voted reasonably.

Sincerely,
Vladimir Rivkin
Property owner and your local citizen

From: Yequ Xiao
Sent: Monday, April 6, 2020 10:56 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Strongly oppose the “rent suspension “

[External Email]

Hi,

I saw the news about the rent suspension.

In order to help tenants impacted by pandemic, city should start pay cut to all city employees immediately to save money to help! And show your sympathy to those people! 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 property tax is due on April 10, and no one get suspension of property tax. Without rent, as a landlord, where should I get the money to pay the property tax? 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. If city want to help, please suspend the property tax!!

From: Sandy Adams <

Sent: Monday, April 6, 2020 10:56 AM

To: City Clerk <city.clerk@sanjoseca.gov>; Khamis, Johnny <johnny.khamis@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; Jones, Chappie <Chappie.Jones@sanjoseca.gov>

Cc: Sandy Adams <sandy@rentalhousingnetwork.com>

Subject: Action to Waive Rent for 90 Days

[External Email]

Dear Mayor and Council Members,

It's understandable you're searching for some way to give tenants some relief. However, the government taking out of the pockets from one individual to give it to another is not the answer.

Public and private funds have poured into Sacred Heart, Catholic Charities, United Way and Second Harvest. Many tenants have already received rent assistance through one or more of these community services. Donations are still coming in to keep the rental assistance going.

A number of "owners" are unable to work due to the shelter in place mandate. Owners who are retired seniors rely on the income from their rentals to live on.

Forcing owners to give away free rent, never to be repaid, is extreme and unfair. Perhaps it's easier when it's not your money.

--

Sandy Adams
President
Rental Housing Network

From: Mike Latham <
Sent: Monday, April 6, 2020 10:57 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: COVID 19 response

[External Email]

Dear Mayor Lickardo 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 risk my ability to pay the mortgage, my employees in our rental community or the vendors who service units.

We must maintain the appropriate incentives in the system to achieve the correct results. We want tenants to pay their rent when possible and landlords to apply an appropriate level of compassion while meeting their mortgage and employee/vendor responsibilities. The current governmental actions allow tenants to defer rent payments if COVID 19 causes undue hardships, and it allows individuals to receive enhanced unemployment benefits and businesses to receive aid in certain instances. We must design solutions that consider these programs and leverage them where we can. It seems illogical to provide rent forgiveness if a two adult household is receiving unemployment benefits from CA and US governments over \$1,000 per month (potentially significantly more).

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, that consider the financial aid already in the system. Surely we should apply compassion and support to the many great tenants in San Jose, but we can't create incentives that will have many unintended consequences.

Thanks for your consideration,

Mike Latham
Irving & Latham LLC
Sent from my iPhone

From: Wei Huang <

Sent: Monday, April 6, 2020 10:57 AM

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

Subject: No rent suspension!

[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 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.

Support: Carrasco/Peralez rent pause CC 3-7-20

martha O'Connell <

Mon 4/6/2020 12:44 PM



To:

- The Office of Mayor Sam Liccardo; Liccardo, Sam; Chapman, Helen; Jimenez, Sergio; Peralez, Raul;
- Jones, Chappie; Diep, Lan; Carrasco, Magdalena; Davis, Dev; Esparza, Maya; Arenas, Sylvia; Foley, Pam;
- Khamis, Johnny; Agendadesk

☐

As the regional manager for GSMOL, I urge a support vote for the Carrasco/Peralez rent pause.

It is imperative that this pass to protect Mobilehome Park residents.

Section 17.22.450 D. 1. a. of our City's Rent Control Ordinance provides that in the event of an eviction, the rent can be raised without limit to the new owner.

Without this rent pause, not only will folks be displaced, but hundreds, if not thousands of affordable housing units will be lost.

From: Mei Song <
Sent: Monday, April 6, 2020 10:57 AM
To: City Clerk; Liccardo, Sam
Subject: Strongly Opposing "Rent Suspension"

[External Email]

Dear San Jose City Management,

I am very disappointed to hear that you propose ' Rent Suspension'.

I know a lot of tenants got impacted by COVID-19. However, this is same for property owners. I have mortgage to pay , I have two kids' tuition to pay, I have the property tax to pay... without the rental income, I will not have money to buy food, I will be bankrupt very soon.

This COVID-19 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 Federal. 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 Santa Clara county resident, I strongly oppose this proposal.

Mei Song

From: Lindsey Yih <
Sent: Monday, April 6, 2020 10:57 AM
To: City Clerk
Subject: Strongly Opposing "Rent Suspension

[External Email]

Hi,

Regarding the rent suspension, Let's be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We need to pay mortgage 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 killing the landlords!

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

From: Tao Pan <
Sent: Monday, April 6, 2020 10:57 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Oppose prohibition of paying rent for six month

[External Email]

Hi

Dear City Council and 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. 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 and property tax 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 unconstitutional and extreme communism. Maybe you should confiscate the rental property and give it tenants

As a San Jose resident, I oppose this proposal.

Thanks

Tao Pan

A San Jose city resident and a responsible

From: Win Liu <
Sent: Monday, April 6, 2020 10:58 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Liccardo, Sam <sam.liccardo@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. We will loss our house, who can help?

Thanks
Winnie

From: Kaiyu Ren
Sent: Monday, April 6, 2020 9:50 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Strongly Opposing "Rent Suspension"

[External Email]

Dear City,

I heard there is a proposal to suspend rent. 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. I lost my job too!

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.

-
--

Kaiyu Ren

From: Ed Chang
Sent: Monday, April 6, 2020 10:50 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Strongly Opposing "Rent Suspension"

[External Email]

Dear Madams & Sirs:

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, insurance, and other miscellaneous expenses 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.

It is up to the owners if they want to help their renters. This cannot be enforced by any law. What compensation do property owners get if you pass this law? As a property owner in San Jose, I strongly oppose this proposal.

Best regards,

Ed Chang

From: Su Xia House
Sent: Monday, April 6, 2020 9:50 AM
To: City Clerk
Subject: Strongly Opposing "Rent Suspension"

[External Email]

Dear Officer,
How are you? Hope you are doing well!
We heard about the "rent suspension " proposal. It is so unfair to all landlords.

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. Plus there are lots of residents still have jobs and get paid.

Please take careful consideration on the consequences.

Best regards,
Small landlord

Sent from my iPhone

From: Qinghong & Fang Mei
Sent: Monday, April 6, 2020 9:43 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: please do not penalize landlords!!!!

[External Email]

Dear Mayor Liccardo and City Council members,

I'm a small investor and own a few properties in San Jose. I have been working hard to house all my tenants and working with them whenever they have a financial hardship. For example, I was in the process of evicting a tenant for not paying the rent in February, but way before the state froze the eviction due to the pandemic, I already voluntarily withdrew the eviction case. However, the proposal authored by Carrasco and Peralze will serve a fatal blow to my business and put me in extreme financial difficulty. The property tax is still due on 4/10 and I have not seen any proposal to waive the property tax; I still have to pay my mortgage on time, make repairs and maintenance. At the end of day, it will not help the tenants, but discourage landlords like me to work with tenants for a solution to get through the crisis.

How about some other more practical solutions like providing financial assistant to tenants to pay their rent or landlords if they are deferring rent. We have to work together to get through this. Penalizing landlords is not the solution.

Sincerely,

Fang Mei

From: jason tu

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

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

Subject: Protest to the free rent initiative at the expense of the property owners

[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.

Jason Tu

From: Kanson L <

Sent: Monday, April 6, 2020 9:52 AM

To: City Clerk <city.clerk@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.

Thank you.

Kwok Lau

From: Leslie Ku
Sent: Monday, April 6, 2020 9:52 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Objection to 90 days free rent proposal

[External Email]

Dear Mayor Liccardo and City Council members,
I am a one (1) unit rental 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 my tenant impacted by the COVID-19 crisis. I have already given the tenant a 1 month rent reduction. 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.
Sincerely yours,

From: Northlake Ambassador

Sent: Monday, April 6, 2020 9:52 AM

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

Subject: Please do not pass the proposal authored by Councilmembers Carrasco and Perez -

[External Email]

Dear Mayor Liccardo and City Council members,

I am a manager of property 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 make it possible to pay 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 the owner unable to pay the mortgage, employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic. As a manager of rental units, I know the owner can seek SBA assistance or mortgage forbearance. However, these requests take time to materialize, as many will need this help and there is no guarantee it would be approved for this assistance.

This bill will only compound the problem of housing and the impact would be devastating for the industry. 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.

Sharon LaBelle

Northlake Ambassador Apartments

From: Wai-Sze Tam

Sent: Monday, April 6, 2020 9:53 AM

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

Cc: maria chien

Subject: Oppose San Jose City Council 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.

From: David Zeng
Sent: Monday, April 6, 2020 9:53 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Liccardo, Sam <sam.liccardo@sanjoseca.gov>
Subject: Strongly Opposing "Rent Suspension"

[External Email]

Hi

City clerk and Mayer,

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.

Regards
David

From: cloud_95050

Sent: Monday, April 6, 2020 9:53 AM

To: City Clerk <city.clerk@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>

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

[External Email]

Hi,

I do not have a rental property in San Jose, but I am a long time resident and home owner in San Jose.

I think **it is illegal and also unreasonable to prohibit San Jose house owners from collecting rent. It may cause a lot of lawsuits on San Jose city later on this illegal action.** I am a resident here, I do not want to see this happen on my city!

Everyone is affected by COVID-19. For example one of my neighbors is a real estate agent, she does not have any income during this hard time, she relies on her rental property to survive. Apparently she still needs to pay the mortgage and property tax. It really does not make sense for the city to push her to helpless situation. You save one people by harming another one, what are you trying to do here?

I would suggest San Jose city to provide real help to tenants but without hurting home owners, for example, to provide loan to tenants in difficulty.

Thank you
Cheney

- Agendadesk;
- Glenna Howcroft <glen77how@yahoo.com>

📧

[External Email]

My name is Glenna Howcroft and I live in Dist. 7 I strongly support the Proposal made by Council Members Carrasco and Peralez to pause the rents due for 90 days.

In the severe crisis of Covid-19 we presently find ourselves in, it is the only logical solution. Low income families have no possible way to pay their rent at this time.

We do not need more people on the streets.

Thank you for your time and action to address this critical matter.

From: rental.managing
Sent: Monday, April 6, 2020 9:53 AM
To: City Clerk; Liccardo, Sam
Subject: Strongly Opposing "Rent Suspension"

[External Email]

Dear Major and Officer,
How are you? Hope you are doing well!
We heard about the "rent suspension " proposal. It is so unfair to all landlords.

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. Plus there are lots of residents still have jobs and get paid.

Please take careful consideration on the consequences.

Best regards,
Small landlord

Sent from my iPhone

From: Christie Gong
Sent: Monday, April 6, 2020 9:53 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Strongly Opposing "Rent Suspension"

[External Email]

Dear Sir/Madam,

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.

Sincerely,

Christie Gong

From: Vanessa Honey

Sent: Monday, April 6, 2020 9:53 AM

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

Cc: Christine Mccracken ; Rodrigo Medeiros; Mina Malek ; Lisa Osborn

Subject: Collecting Rent from Residents Who Have Suffered a COVID-19 Related Income Loss

[External Email]

Dear Mayor Liccardo and City Council members,

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

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

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

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

Best regards, Vanessa

Vanessa Oldenkamp Honey, CPM
MPM Corporation

From: Luis Yu

Sent: Monday, April 6, 2020 9:54 AM

To: City Clerk <city.clerk@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>

Subject: rent free proposal comment

[External Email]

Dear Honorable mayor and city council,

First of all thank you for all the hard work making San Jose a great place to live and do business.

We live in a highly stressful time with Corvid19 health and financial stresses for everyone and understand the desire to do more to help working families living pay check to pay check. Regarding memorandum entered April 3, 2020 I have some concerns with the proposal:

1. "Direct financial impact" is not clearly defined and what is acceptable demonstration?
2. So the tenants don't have to pay rent for 90 days however the landlord still owes mortgage interests during the forbearance period (only payments can be delayed). Consider a reduced amount of rent still owed for this suspension period put in place e.g. 50% over 3 months still owed to landlord and payable over agreed upon period of time after economy normalizes. This somewhat shares the burden of this financial hardship between landlord and tenant?

Once again, thank you folks much for your leadership during this difficult time and hope that we can do right for all our citizens including our tenants and small business owners.

-Luis

From: Victor Gutierrez Garcia
Sent: Monday, April 6, 2020 2:36 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 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,

Victor Gutierrez Garcia

From: Mark Idzal <
Sent: Monday, April 6, 2020 9:54 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Please read..

[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 rental.
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 mortgage.
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 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 have reduced my tenant rent by 50% for the month of April.. I will continue to
work with my tenants as the difficult days ahead continue. Please keep in mind, I
have a mortgage to pay
and the rent is how I manage to pay each month. My business income has been
greatly reduced and I am struggling just like everyone else. I beg you to not pass a
law to allow total forgiveness
of rental payments.*

Thank you for your consideration of my request.

Mark Idzal

From: Wilson Cheung <>

Sent: Monday, April 6, 2020 2:35 PM

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

Subject: NO RENT ABATEMENT

[External Email]

Dear

Mayor Liccardo, Council Members Jones, Jimenez, Peralez, Diep, Carrasco, Davis, Esparza, Arenas, Foley, Khamis,

I am writing to plea with you to not provide rent abate in San Jose. I understand and empathize the circumstance of renters, however, I ask you to understand the dire circumstance of small landlords as well. I do not have any form of abatement from paying the mortgage to my bank, property tax bill, property insurance and other maintenance costs, thus if there is rent abatement, I would lose thousands of dollars each month. It would be very unfair.

The impression that landlords are wealthy is completely inaccurate. As a small landlord, I am struggling to make ends meet just like renters. Please understand that I do not pocket the rent that I collect... all of it goes to pay the mortgage. It is unfair that I continue to pay the mortgage while the tenant lives rent free.

I will again emphasize, as a small landlord, I am NOT wealthy and I struggle with the loss of income as well. Where is the fairness? My personal income is depleted during this crisis, but who is suppose to help me with the mortgage payment?

I appreciate your consideration of my dire situation and unfairness if rent is abated. Thank you.

Kindest regards,
Wilson Cheung

From: Jim Lai
Sent: Monday, April 6, 2020 9:54 AM
To: City Clerk
Subject: Be fair

[External Email]

Dear officers,

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. 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.

Jim

From: Wai-Sze Tam

Sent: Monday, April 6, 2020 9:54 AM

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

Subject: Oppose San Jose City Council 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.

Homeowner,
WaiSze Tam

From: Shari Carruthers
Sent: Monday, April 6, 2020 9:56 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Proposal 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. I, personally, have lost my job and been impacted from the COVID-19 virus. 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 mortgage and taxes.

We have contacted all our tenants in both of our apartment buildings notifying them that if they personally have been impacted from the virus that we would work with them on any outstanding balances. Each of the tenants that have been impacted have completed a form showing proof of the impact and requested amounts that they felt they could cover comfortably for April and May rent. In response we have informed them that we would address the balance in June with various options of extended payments or waiving the balance all together. We have had a positive response from our tenants.

However, the proposal authorized by Councilmembers Carrasco and Paralez 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 personally rely on the income from my properties to pay my

taxes and provide some supplemental income to feed my family. The domino effect of this proposal is catastrophic.

We also chose to freeze any increase in rent before the mandate instructed from the city and/or state. In addition, we have dedicated some of our apartments for Housing Authority or other city/county rent supplemental agencies. We have participated in these programs for several years.

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.

Shari and John Carruthers
Co-Owners

--

Shari and John Carruthers
Mark and Lynn Rogo

TULAROSA DRIVE PROPERTIES, LLC

From: Grace
Sent: Monday, April 6, 2020 9:57 AM
Cc: City Clerk
Subject: Protect owner

[External Email]

Hello Sir or Miss,

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.

Grace Han

From: Bob & Evelyn Medal

Sent: Monday, April 6, 2020 2:29 PM

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

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.

From: caroline.m.schuyler

Sent: Monday, April 6, 2020 9:58 AM

To: City Clerk <city.clerk@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>

Subject:

[External Email]

Dear Mayor Liccardo and City Council members,

I am a property owner at 3014 Huff Ave. in San Jose who has worked hard to care for my building and the residents who call my building home. Just like my residents, I am deeply worried 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.

Caroline Schuyler
Manager, SMPS Properties LLC

From: Jenny Lui

Sent: Monday, April 6, 2020 9:58 AM

To: City Clerk <city.clerk@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.

--

jenny lui

From: Samuel Wolfenden
Sent: Monday, April 6, 2020 2:28 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 Dev Davis,

As a resident of District 6, 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,

Samuel Wolfenden

From: Claude Nahum
Sent: Monday, April 6, 2020 4:21 PM
To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>
Subject: Agenda item 8.3 on April 7, 2020

[External Email]

Attention City Clerk

Dear members of the city Council,

I was just notified that the city council is considering a 90 days rent suspension, and I want to register strong opposition to such an Ordinance:

1. My wife and I are retired. We are 67 and 69 years old, and we own a four-plex in San Jose. Collection of rents is our main source of income.
2. We understand the need for the COVID19 Eviction Moratorium Ordinance in these trying times, and have entered in agreements to accommodate two tenants who were impacted by the current crisis.
3. However, a total rent suspension for 90 days would be a total catastrophe for us, especially when the banks insist on collecting their mortgage payments in full and on time.

Thank you for your time and consideration,
Claude Nahum

Xuan Zhao
against the proposal that prohibits rental property owners from collecting any 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 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. 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 very much for consideration.

Xuan Zhao
Resident of San Jose

Nianwei Xing <xingnw@gmail.com>

[External Email]

Dear Mayor and council members,

I am writing to let you know that I oppose this proposed resolution. With COVID-19 impact on our community and the nation, everybody has felt the pain. As such, both the Federal and State government has made very generous help for the affected families, I wish the city of San Jose can also do it part, but at the correct way. Suspend the rent is not only unfair to the landlord, it will not help to deal with health crisis. Landlords are also being affected by this crisis, we can not punish somebody because of their hard and diligent working. That will not only hurt those families, but also our city.

I strongly oppose this resolution and thanks for your consideration!

Regards,

Nianwei Xing

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Dean Daily

To the Council:

Councilmembers Magdalena Carrasco and Raul Perelez have proposed the "Rent Suspension" emergency resolution for the April 7 council meeting.

As a small property owner I consider this resolution unjust and counterproductive and the council should reject it.

We appreciate the gravity of the current unemployment crisis and the hardship it has caused many.

But this unprecedented and draconian proposal is wrong in several respects:

There is no means testing for rent relief. Any renter can claim an exemption from paying rent even if they can afford to pay.

There are vast new programs to aid the unemployed. Almost everybody will get a special stimulus payment from the Treasury this April. In the case of my

tenants, this payment alone will cover my rent. Federally augmented unemployment benefits will do much to make laid off workers whole.

I have highlighted my particular situation because it is common to thousands of small property owners. This suspension would create a vast amount of

conflict and rancor which going forward, will be very bad for renters, especially lower income ones.

Tenants are already protected from Covid based eviction. Instead of free rent, for many forbearance is the order of the day, with the tenants paying back

in due time.

DEAN DAILY

Alex S

[External Email]

Dear Mayor, council,

I am the owner of a San Jose 4-plex on Ross Cir in San Jose and I am extremely concerned with efforts and new proposal by some council members to prevent landlords from collecting overdue rent after Coronavirus. We already had financial hardship due to the bank holding the mortgage not providing any relief for the mortgage and tenants struggling to pay rent or not paying. I am an individual with just this one property, on which I rely on income and not a bank or Federal Reserve to bail out others. I understand and support the moratorium on evictions, but that is already extremely difficult as I face uncertainty with my own family, and young children. We need to stop burdening mom and pop owners further.

Alex Shirvani

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[External Email]

Dear Mayor Liccardo and City Council members,

This proposal authored by Councilmembers Carrasco and Peralez (to negate the rent for any renter suffering from COVID-19) is far too heavy-handed and alarmist. We all want to help our renters navigate this time of extreme hardship, but forcing landlords to stop collecting rent from those who have suffered a financial loss due to COVID-19 is extreme.

This proposal is nothing more than an attack on the rental business, which includes those of us who have been fair and honest landlords.

Yes, there are landlords who have benefited greatly from rising rents over the last eight years. But the vast majority of us have long-term renters who pay well below "market rate."

The more heavy-handed regulations like this that are imposed, the higher rents will go.

Please vote no on this proposal.

Thank you,

Peter McAdams

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[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 house and the residents who call my home, 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 for my mortgage and property tax. Property tax are due on April 15, 2020. 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.

While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage and utilities. The domino effect of this proposal is catastrophic.

As an owner 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.

*Thank you,
Virginia Vazquez*

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[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 mortgage. However, the proposal authored by Council members Carrasco and Peralez places me in financial peril; San Jose city is trying to shift the financial obligation to property owner from tenants while using COVID-19 pandemic as the reason. This is very unfairly to the property owners that we are being forced to forgive rent would leave me unable to pay the mortgage, or the vendors who service the units. The domino effect of this proposal is catastrophic.

Over all these years, we as a property owner paid various fees to City of San Jose. Perhaps it is time that the City Council to focus on real solutions to this crisis, such as financial assistance to tenants to help them pay rent.

Regards,

Eileen yip

Sent from my iPhone

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

[External Email]

Dear Mayor Liccardo and City Council Members, *I am a property owner in San Jose Bay Area who has worked hard to care for my buidling 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 vendor and employees. However, the proposal authored by Councilmembers Carrasco and Parelez 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 ssistance 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,

Jay Zhang

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13 Letters Received that
are Substantially the
same as the Following
Letter:

[External Email]

Dear Sir/Madam,

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 resident, I oppose this proposal.

Best,

Angela

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April 6, 2020

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

RE: Rent Suspension Resolution – OPPOSE

Dear Mayor Liccardo and Members of the City Council:

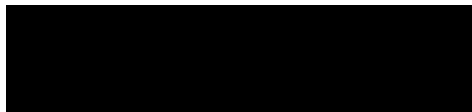
On behalf of The Silicon Valley Organization (The SVO), I am writing to firmly oppose a proposed rent suspension resolution by Councilmembers Magdalena Carrasco and Raul Peralez. By way of background, we are the Silicon Valley's premier business advocacy organization representing over 1,200 local companies that employ nearly 300,000 local workers. We represent our membership as the region's largest Chamber of Commerce.

We believe that the proposed rent suspension ordinance is an unconstitutional and illegal theft of private property. If the City Council would like to financially subsidize the cost of renters burdened by COVID-19, then it certainly has the discretion to do so. At this time, every community member is taking responsibility to help our nation survive this global pandemic and property owners have already been complying with rental eviction moratoriums and/or other rent deferrals.

We are also concerned that small property owners will be unable to bear the new cost of this mandate and will inadvertently force housing providers out of business, which in turn will increase the risk of homelessness in our community. If housing providers are unable to absorb the negative cash flow through this rent suspension, then we risk losing the homes of San Jose families. We should focus on more pragmatic solutions such as tenant assistance funds and other policies that won't subject housing providers to financial peril.

Thank you for the consideration of our comments. If you have any questions about The SVO's position on this policy issue, please contact Eddie Truong, Director of Government & Community Relations, at (408) 291-5267.

Sincerely,



Matthew R. Mahood
President & CEO

Executive Committee

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Petrinovich Pugh & Company

PRESIDENT & CEO

Matthew R. Mahood
The Silicon Valley Organization

From: Hannah Rusk

Sent: Monday, April 6, 2020 5:07 PM

To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>

Subject: 8.3 RENT SUSPENSION

[External Email]

To whom it may concern,

I am writing as a resident of San Jose, CA to urge the council to pass a rent suspension for those in our city affected by COVID-19. Please do the right thing for our community members who have been faced with unprecedented economic hardship due to this public health crisis.

Thank you,
Hannah Rusk