

From: Michelle Morgan
Sent: Monday, April 6, 2020 9:15 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject:

[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.

Michelle Morgan
Wartell Family Trustee

From: David Ea
Sent: Monday, April 6, 2020 9:09 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Oppose the Illegal San Jose Free Rent Ordinance

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.

Sincerely,
David Ea

From: Maria Hurtado-Ceja
Sent: Monday, April 6, 2020 9:09 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Rent Forgiveness proposal.

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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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 in advance for your consideration and understanding.

Warm Regards,

Maria Hurtado, Business Manager

From: Hope Reed
Sent: Monday, April 6, 2020 9:08 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Oppose the Illegal San Jose Free Rent Ordinance

*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.

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Hope Reed | Community Manager | Centerra

From: Lily Yu-ting Shen <

Sent: Monday, April 6, 2020 9:07 AM

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

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

Dear Mayor Liccardo and City Council members,

I am a property owner in San Jose who is actively working with all my tenants impacted, and allowing them until end of the year to pay back any deferred rent so we can all get past this together. 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.

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.

Lily Shen

From: Amir Ajanee

Sent: Monday, April 6, 2020 9:07 AM

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

Subject: Rental Property owner

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.

Please allow me to introduce some REAL solutions.

1: We, the property owners should get Property Tax forgiveness for the same amount we are forgiving the RENT income. The government should bare the burden, not the property owners, because this way the burden is shared by all not just a few.

2: Don't make blanket laws where the renters who are working from home and can pay the rent also get away without paying rent, what are the provisions to stop that?

3: When you pass an ordinance, please be fair to all sides.

4: If you need help drafting this, I am willing to help.

Thank you kindly,

Amir Ajanee

Property owner

San Jose

From: DC
Sent: Monday, April 6, 2020 9:07 AM
To: City Clerk
Subject: COVID-19

[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. 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.

I oppose this proposal.

Sent from my iPhone

From: GC

Sent: Monday, April 6, 2020 9:06 AM

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

Subject: Landlords need to collect rent to make the mortgage payments

Dear Mayor Liccardo and City Council members,

Landlords need to collect rent to make mortgage payments, utilities, repairs, taxes, etc.

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

Edith Salguero

From: M Chin

Sent: Monday, April 6, 2020 9:05 AM

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

Subject: SJ Free Rent Ordinance

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.

Thanks,

/Michael

From: Steve Hanleigh
Sent: Monday, April 6, 2020 9:04 AM
To: City Clerk
Cc: Liccardo, Sam; Carrasco, Magdalena; Peralez, Raul; Khamis, Johnny; Foley Pam; Jones, Chappie; Nguyen, Tam; Davis, Dev; Arenas, Sylvia; Jimenez, Sergio; Diep, Lan
Subject: Rent moratorium

[External Email]

This proposal is a final nail in the coffin of stupidity! Are Carrasco and Peralez nuts? Have they no idea of the domino effect on the economy this would have?

If you want to give relief to tenants, pay their rent for them, or give them loans, guaranteed by the city, to give everyone a chance to get a ticket out of town!

Tenant who live paycheck to paycheck, which may include some of you, will be too deep in the hole to ever pay back their property owners!

Please, property owners have had enough. We can't bear the burdens placed on us by ideas that defy economic reality. Enactment of this policy will drive a stake into the heart of housing providers.....not to mention the credibility of City authority. The impact on the court system alone will create chaos once this is over.

Vote smart, and vote NO!

Steve Hanleigh
Housing provider

From: Frank Bommarito

Sent: Monday, April 6, 2020 9:04 AM

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

Subject: Emergency Ordinance Authored By Council Members Peralez and Carrasco

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.

Frank Bommarito, Property Owner in San Jose

From: John Vo

Sent: Monday, April 6, 2020 9:03 AM

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

Subject: Regarding the Illegal San Jose Free Rent Ordinance

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.

Thank you

Best Regards,

John Vo

From: Jamie
Sent: Monday, April 6, 2020 9:03 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Covid 19 Rent Solutions

*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.

Stay healthy and safe.

Regards,

*Jamie D'Alessandro
San Jose Property Owner*

From: David Delao

Sent: Monday, April 6, 2020 9:03 AM

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

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

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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David Delao | Business Manager
La Terraza

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

From: Dawn Newby

Sent: Tuesday, April 07, 2020 4:38 PM

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

Subject: Rent suspension

[External Email]

Dear San Jose City Council Members,

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.

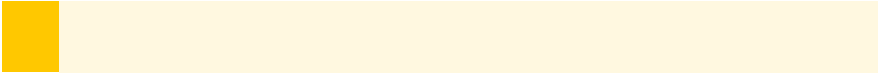
During this unprecedented disastrous period, our city should unite all citizens and help all people instead sacrificed one group to help another group. My life hood is in jeopardy as well due to this covid19 pandemic. I should get help from our city, instead of a rent suspension. I will be in bankruptcy 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!

Sent from my iPad

From: Michelle Morgan
Sent: Monday, April 6, 2020 9:15 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject:



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.

Michelle Morgan
Wartell Family Trustee

From: Steve Corcoran
Sent: Monday, April 6, 2020 10:15 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: rent hold 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.
Steven Corcoran*

This message is from outside the Cit

From: phil chiu
Sent: Monday, April 6, 2020 8:52 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Loss rent

Hello city council . Your latest proposal of not collecting rent during covid -19 from tenants will definitely become landlords burden . We have our commitments on paying utilities, insurance plus properties taxes plus etc .
This proposal will translate becoming foreclosures in near futures .

From: Joe Wolf

Sent: Monday, April 6, 2020 8:51 AM

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

Subject: Please vote note on Ordinance to Bankrupt Property owners by not collecting rent

[External Email]

My wife and I are small-time property owners in San Jose who own a duplex and a triplex that we rent out. We have recently purchased the properties in just the last year as we have wanted to establish a steady base of income for our retirement.

We have worked hard to care for our properties and our residents during the COVID-19 crisis. As are some of my residents, we are impacted as well. My wife had to close down her Beauty Salon, so we are down one source of income.

I also 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 our mortgage and property taxes. We don't make any real profit right now on the buildings already - this is our investment for the future. However, the proposal authored by Council members Carrasco and Peralez places our family in financial peril and essentially puts our properties at risk, if we cannot make the mortgage. This will leave everyone in worse shape.

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 or the vendors who service the units. The domino effect of this proposal is catastrophic.

The federal government is putting in programs to help tenants pay their rent during these challenging times, including direct cash payment to the tenants, extended unemployment benefits and the paycheck protection program. It is right that our government take this on rather than bankrupting families who are making investments in San Jose.

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,
Joseph M. Wolf
Owner, Sweets & Co Holdings LLC

From: Nick Rodriguez
Sent: Monday, April 6, 2020 8:51 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: COVID-19 Rent measures

Dear Mayor Liccardo and City Council members,

My father is a property owner in San Jose who has worked hard to care for his building and the residents who call it building home. He has poured his life into his properties. After growing up in low economic standings as the son of migrant workers, he worked his whole life to have what he does. He is living proof that the American dream is an achievable goal for Latinos in San Jose. On top of all this, he is a senior citizen and a Navy war veteran. At 72 years old and on a fixed income, a hit like this to the income that is his livelihood would be devastating. I am emailing because I manage his properties for him and 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.

Thank you,

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Nick Rodriguez

Senior Sales Associate

From: TAMARA ABRAMS
Sent: Monday, April 6, 2020 8:47 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Comment on proposed free rent ordinance

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 provide housing while continuing to pay my vendors and employees. However, the proposal authored by Councilmembers Carrasco and Peralez places an extreme burden on me 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.

This proposed ordinance is like ordering banks to forgive ALL mortgage payments, requiring utilities to forgive ALL payments due, etc.

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,

Tamara Abrams

From: fb

Sent: Monday, April 6, 2020 8:49 AM

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

Subject: Prohibit Owners from Collecting Rent

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.

This is an important issue for my family livelihood. Thank you for your urgent consideration.

Don

Sent from my iPhone

From: Yvette Cortez
Sent: Monday, April 6, 2020 8:42 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: I need my rents, to pay my bills!!

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.

If my tenants DO NOT PAY THEIR RENTS, I will not be able to pay my - Property Taxes, Nor the PG&E, Nor San Jose water Co.

I BEG YOU TO THINK OF THE CONSEQUENCES BEFORE YOU ACT ON THIS!!!

*Yvette C
Apt Manager
SJ CA.*

From: Greg Siu
Sent: Monday, April 6, 2020 8:32 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Carrasco and Perez Ordinance

As a San Jose landlord and property owner I am vehemently against the ordinance that does not allow me to relinquish rent from my tenants who have had their income reduced by the COVID-19 pandemic. This is grossly unfair to a small business person like myself who still has mortgages, utilities and maintenance costs that have to be paid. None of these operating cost obligations are being relinquished for me. I am not a full time landlord, my income has been drastically reduced by recent shelter in place restrictions also. I am willing to accept deferred rent or to work out a payment schedule (free of charge) over the next several months to a year, but to have the City Council force me to forgive rent is unacceptable.

Thank you for your consideration,

Greg Siu
Semi-retired
Part Time Landlord

From: Zoe Vulpe

Sent: Tuesday, April 7, 2020 2:27 PM

To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>

Subject: City Council Meeting 4/7 Agenda Item 8.2 Public Comment

Please read the comment below at the 4/7 meeting, thank you.

Hello, my name is Zoe, and I am a De Anza College student. This proposal is a necessary, life-saving act that needs to be passed to protect our most vulnerable residents. Comments on this proposal online have stated that it will hurt landlords who depend on their tenant's rent to survive, Some argue that this is robbing one group to give to another. I would like to point out that not all tenants will opt to prove to their landlords financial inability to pay rent. Not all people will be drowning in debt at the end of 90 days, but many will. Failure to pass this legislation will not result in landlords falling into poverty, but it *will* result in those already on the brink of homelessness to end up on the streets, amplifying our already dire housing crisis.

In my eyes, this is not pitting people against each other, this is saving our students, immigrant families, low income communities, and young people from falling even more in debt. I know students that have been homeless, I know students living 4 or 5 to a room, who are already barely surviving, paying more than half of their income to rent. Students who will not be able to pay back their rent will have to make the decision between having a roof over their head and their education, and no one should have to make that decision.

Please vote in favor of this legislation in order to preemptively save renters, thank you.

From: Gurdeep Saggi
Sent: Tuesday, April 7, 2020 4:38 PM
To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>
Subject: N-29-20

Dear Mayor Liccardo I am a multi family landlord for more than 10 plus years. I know we are all going thru tough times during this Cornavirus situation. It came to my attention that city of san jose will let the tenants to live in the properties for free during this Covaid Situation. My concern is how am I going to recover the operating costs on my buildings. If I do not see that any rent from tenant is going to be coming back, then I will be empty in two months from my reserves. All the apartment buildings that are 3 units or more the landlord has to pay the water bill, outside electricity, landscaping etc. I strongly suggest offering loans from city of san jose to tenants so they can pay their bills etc. All mortgages that I have, have not said that you do not have to pay the mortgage. Instead of giving tenants 4 months to pay back as the Governor of California has said, I am okay in giving my tenants another month or two more. Please my request is to offer loans to tenants. I will not be able to make water/garbage/exterior electricity bills if I know that I am not going recover these costs. A lot of landlords will not be making repairs to the properties and city of san jose multifamily properties will be looking very ugly. This is not a time to let tenants to live for free, it is about postponing payments, or telling tenants to make the rent as much as they can or paying back to the landlord in payments. If tenants need money, city of san jose should offer low interest loans to tenants directly. Just how we get SBA loans. If the whole situation lands on the landlords then instead of helping with the problem it will create more problems after the other.

K & S Property Management
Luke S

From: Jenna Perez
Sent: Tuesday, April 7, 2020 2:00 PM
To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>
Subject: 8.3 - Rent Suspension

Hello,

I am writing in support of rent suspension for tenants during this time of immense crisis and housing insecurity. I would like to identify areas where the current memorandum regarding rent suspension falls short, and does not protect all tenants. There are many tenants working in informal sectors who are unable to provide an employer letter or formal paystub. Lack of formal documentation should not be a reason for tenants to not be protected at this time. I would also like to draw attention to tenants who do not have a formal contract with a landlord, like individuals who rent rooms, living rooms, and/or garages in a house. Additionally, I want to advocate for clear, and unequivocal language that will not force tenants to pay back rent for months that they were unable to pay during shelter in place.

To force low-income folks to pay for housing during this time when millions are out of work is a human rights violation, and is essentially forcing people to make sacrifices such as choosing rent over food. Now is a time to enact radical change and forward-thinking policy that protects everyday people and saves lives.

Thank you,
Jenna Perez

From: julieh@calwestern.com
Sent: Tuesday, April 7, 2020 1:47 PM
To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>
Subject: 8.3

I am a landlord, property manager, as well as President of a company employing 50+ individuals in property management in San Jose. We agree there is a need to work with anyone affected financially by COVID-19, but complete forgiveness of rent will have catastrophic consequences for my elderly owners, my employees I might have to lay off, & on my tenants, as I personally will no longer be able to afford being a landlord after using my reserves this month to pay mortgage, HOA & property taxes. If we do not collect rent, as you are proposing it is forgiven, we will not be able to manage the properties as there will be no management fees. Who will manage the properties & take care of the tenants? Our owners do not have relationships with the vendors, they do not know which ones are open during this time & they will not have the income to pay for repairs. Our owners do not know the laws to protect the tenants. What about my owner who has one property she has put money into for decades to take care of the tenants, has not raised the rent & depends on the income to pay her nursing home bill. Have you called the nursing homes to forgive all monthly dues there? Please keep in mind, not all property owners are wealthy. You did not forgive or even delay property taxes.

From: Alex Lee

Sent: Tuesday, April 7, 2020 1:35 PM

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

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

Subject: Support for Item 8.3 (Rent Suspension)

Dear Mayor Liccardo & City Council,

The COVID19 pandemic is hitting working class families the hardest. Many are renters. Big banks have already agreed to waive mortgage payments for COVID-19-affected homeowners for 90 days. More than 200 state-chartered banks have agreed to do the same.

The Moratorium on Evictions a decent first step but is far from enough. Families will be left with thousands of dollars in rent due when the shelter in place is lifted that they cannot recover from and will simply be evicted a few months down the road.

As a resident of San Jose, I urge you to stand with renters and vote YES to suspend rent as proposed in item 8.3. Most workers cannot earn an income from home. It is not fair to expect us to pay rent during shelter-in-place, or to burden us with debt afterwards.

I further urge you to go beyond the submitted memo and protect all renters, including those who are undocumented, disabled, or whose financial difficulties are not directly related to COVID-19.

Housing is a human right. This pandemic makes it obvious that housing is also a public health necessity. If anyone is evicted or becomes homeless, it will hurt all of us.

Thank you for your leadership.

Thank you

Best,

Alex Lee

State Assembly District 25 Candidate

From: Tracy Healy
Sent: Tuesday, April 7, 2020 1:25 PM
To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>
Subject: Fw: Agenda Item 8.3 on April 7, 2020

I bought a 1961 built building in San Jose in 2014. I do my best to provide for the tenants while following city ordinance. I have made updates and plan to make more. The inspector commented to 'keep up the good work' when my unit was tier inspected. I am proud of taking care of my tenants.

There is a constant flow of required repairs. My basic monthly expenses are \$1050.00, mortgage is \$4474, total monthly expense of \$5524. This does not include city rent control permits and fees, business taxes, property taxes and repairs. After these unwaiverable expenses, any profit I make is turned into upgrades. With a 90 day rent suspension, I will be faced with a very large debt. Once these tough times are over, repairs and any future upgrades will be delayed due to the financial hardship from the lack of income from the property.

The City of San Jose moratorium already provides a path for tenants to seek relief needed due to direct financial hardship from the pandemic. I have never evicted a tenant. With patience and luck, I have found tenants who are happy in the building. I fully intend to act with compassion during these difficult times. A suspension of rent will not help the tenants in the long run. As is the case with everybody in this situation, every little bit helps. Please don't place the landlords in a situation where they have to foreclose because of this pandemic.

From: Derrick Liu

Sent: Tuesday, April 7, 2020 12:10 PM

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

Subject: 8.3 Protecting San Jose renters

Dear San Jose City Council,

As someone who has friends who rent in San Jose, I'm asking you to vote YES to suspend and waive rent as noted on today's agenda with item 8.3.

Many of my friends, even in supposedly "safe" industries like software development, are furloughed or laid off, and others cannot work from home. It's not fair to expect people who no longer have a source of income to have to decide between paying rent and buying food or essential items for themselves and their families.

I would encourage you to take the step to protect all renters without prejudice, and waive rent for all, not just people who were both recently affected and able to navigate policies imposed by their landlord. Those who are disabled, or have financial difficulties from before the pandemic, or who might not be documented residents; they are all people who contribute to their community. They are vulnerable to the disease; they should not be forgotten.

Everyone is vulnerable to this pandemic. It is in the interest of everybody in San Jose to provide housing to all who need it as a health necessity. Please show compassion for your fellow residents who are all affected by this global catastrophe.

I hope you take the opportunity for leadership. Please show the rest of the San Francisco Bay Area that guaranteed housing for all is in *all of our interest* during this time of vulnerability.

Thank you for your consideration,
Derrick

From: Steve Corcoran
Sent: Monday, April 6, 2020 10:15 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: rent hold 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.
Steven Corcoran

From: Jeanmaa <
Sent: Monday, April 6, 2020 9:13 AM
To: City Clerk
Subject: I oppose this proposal

[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.

Jean Maa

From: yuqi Chiu
Sent: Monday, April 6, 2020 9:13 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: objection

[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. 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.

From: ben desimone

Sent: Monday, April 6, 2020 9:13 AM

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

Subject: Covid 19 rent deferral

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 distress 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 one of my tenants as I have a good relationship with them and they know we will work with them to the best of our ability. While deferring rent may be necessary temporarily, being forced to abate rent would leave me unable to pay the mortgage, and property taxes. The domino effect of this proposal is catastrophic.

What you are asking or demanding of the property owners would be the equivalent of us asking you to give your money/pay checks that you earn to the renters to pay for their rent. Are the city council members and employees willing to do that?

I ask the City Council to focus on solutions that would be equally fair and not against the law.

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 my obligations. 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, property taxes, insurance, 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,

Joann Cuneo-Daw

From: Han Huynh
Sent: Monday, April 6, 2020 9:12 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Oppose the Illegal San Jose Free Rent Ordinance

*Dear Mayor Liccardo and City Council members,
I am a property owner in San Jose who has worked hard to care for my rental and residents. 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 my home and the ability to pay my bills.
I would be working with my tenant if they are 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. I would end up just selling the property and kicking my section-8 tenant out because of this.*

*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.*

*Thanks.
Han Huynh*

From: Terry Ciari
Sent: Monday, April 6, 2020 9:10 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: We are in this together... Renters and Owners

*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 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 the mortgage, my employees in our rental community or the vendors who service the units. The domino effect of this proposal is catastrophic.

I am deeply disappointed in waking up this morning to this issue after enjoying your comments and those of the other mayors at the town hall on the news Sunday evening. I was most reassured by the Mayors of SF and Oakland for stating that the best way to work with the tenants and the owners is to make rent payment options available while protecting the renter from eviction. Oakland's mayor even went so far as to remind tenants that their rent is due and those that can pay should pay so we don't further the domino affect.

Renter's have protected rights and will mostly likely be receiving fed funds (\$1,200) and tax returns and an incredibly protective environment while they get back on their feet while Property owners are faced with ongoing maintenance of the property; Income taxes due; property taxes due; and a much less favorable environment to work with in.

*Please consider how damaging and over reaching the 90 day and maybe longer ordinance is. Passing this ordinance is short-sited and literally one-sided. I ask the City Council to focus on sustainable solutions for all during this crisis.
Thank you for your consideration.*

Terry and Steve Ciari

From: Z Yu
Sent: Monday, April 6, 2020 9:10 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: ordinance to Prohibit Owners from Collecting Rent

Dear Mayor Liccardo and City Council members,

I am a small mom and pop property owner in San Jose. I have worked hard to care for my property and the residents who call my property home. Like my residents, I and my family are financially impacted by the COVID-19 pandemic-we lost income and still have to pay bills.

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 my mortgage, insurance, employees in our rental community or the vendors who service the units and other expenses for essential utilities such as electricity, gas and water.

The domino effect of this proposal is catastrophic to say the least.

As an owner of rental units, I can seek SBA assistance, but it 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 already spoke with my lender. While they may be able to defer my mortgage payment, they are NOT offering forgiveness on mortgage payments. So I still need to meet my mortgage obligations!

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 facing non-payments on rents or deferred rents.

Council members, landlords are also victims in the COVID-19 crisis. We should not be penalized for providing housing to tenants. We are ordinary people just like the rest of you and we NEED help as well!

*Sincerely yours,
Zee Yu*

From: kyle perera

Sent: Tuesday, April 7, 2020 12:34 PM

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

Subject: URGENT: 8.3 Protect renters!!!

Dear San Jose City Council,

As a renter in San Jose, I urge you to stand with renters and vote YES to suspend rent as proposed in item 8.3. Most workers cannot earn an income from home. It is not fair to expect us to pay rent during shelter-in-place, or to burden us with debt afterwards.

I further urge you to go beyond the submitted memo and protect all renters, including those who are undocumented, disabled, or whose financial difficulties are not directly related to COVID-19.

Housing is a human right. This pandemic makes it obvious that housing is also a public health necessity. If anyone is evicted or becomes homeless, it will hurt all of us.

Personally, I have been saving for a rainy day while working as a food service worker. Despite that I am already facing economic hardship, and I can't imagine how much others with less than me are suffering.

I appreciate you taking the time to read this, and hope you will make decisions in the interest of local renters.

Best,

Kyle Perera

Additional correspondence received, please contact
the City Clerks Office to review