

Mon 4/13/2020 4:20 PM

Dear City Clerk,

As a rental housing provider, I recognize the challenging times my residents are facing. As housing providers, we are dealing with the uncertainty of meeting our respective financial obligations including payroll, taxes, fees, and maintenance. This is why I am asking you to consider how your actions impact both property owners and the residents of San Jose.

Rental housing providers like me are struggling to manage the additional strain on our buildings as the shelter in place continues. Maintenance costs are increasing while tenants are facing struggles in paying their rent. Mortgage forbearance is not being offered across the board so many of us who own rental property are not able to take advantage of this opportunity. And, if I could get forbearance, it does not mean my mortgage payments are waived, I will still owe that money.

As you consider the temporary rent freeze proposal, please consider giving us the flexibility to help our residents and partner with us as we face lost income and uncertain times. The Apartment Rent Ordinance limits us by penalizing temporary reductions in rent or closing an amenity because of the public health order. The rent freeze should recognize that we are doing our part and make it clear that we, too, are protected if we do the right thing by not forcing us to lower rents by complying with the public health orders. Also, it's critical that the rent freeze only apply to those who need it most - those impacted by COVID related job or income loss and extend as long as the eviction moratorium you passed last month. We also should be allowed to reserve the frozen increase to be used at a later time without having to endure a complex petition process.

As housing providers, our goal is to maintain safe and healthy homes for our residents. We need your help to accomplish that goal.

Sincerely,

Bryan Frediani

Mon 4/13/2020 4:20 PM

Dear City Clerk,

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As housing providers, to impose the decision of who actually has COVID related losses and to what degree, puts an unreasonable decision making burden that can be perceived as discretionary. This should be decided upon by local or state officials and paid for from those entities "rainy day" funds.

As housing providers, our goal is to maintain safe and healthy homes for our residents. We need your help to accomplish that goal.

Sincerely,

Cathy Oyster

From: Vivian Cai
Sent: Monday, April 13, 2020 4:24 PM
To: City Clerk
Subject: San Jose Council Meeting Agenda Item #8.1

Dear Mayor of San Jose and City Council memebbers,

I vote NO to the Rent Freeze proposal. COVID-19 is our common enemy. Please be creative in finding ways to help those who indeed need help, without causing additional pains to others in our community who are already suffering.

The despair and anxiety caused by last week's "Rent Suspension" proposed by Council members Peralez and Carrasco on April 3rd, were not just painful but frightening. It has created so much frustration, shock and suspicions that in America our personal property are not protected anymore! The proposal was created by members who have little respect on constitution and less care about the cascading financial effects it could have brought to the society.

We support our City leaders' efforts to help the homeless, the undocumented, the low income, the health workers, and everyone of those who need help. Meanwhile, we respectfully remind you that, we, thousands of mom-and-pop rental property owners, are also your constituents. As mom-and-pop owners, we are not immune from the virus.

Like our tenants, we are suffering. Many lost jobs. Some are retired, or soon to retire. We support kids with expensive tuitions for college education. At the same time we pay mortgages. We pay taxes. We pay insurance premiums. We pay HOA fees. We pay maintenance costs. We pay business license fees, permit fees and Apartment Rent Ordinance fees that the city imposes upon us.

There is no suspension of those fees. There is no waiver of late fees. There is no moratorium for us. In the pandemic, our obligations to our tenants do not stop. Rental property ownership does not provide sick leave for owners.

We object to a policy based Rent Freeze, but support voluntary "rent freeze". We have faith that most, if not all, of our members are freezing rents on our own goodwill. City government should be really careful on how much it wants to interfere with private business.

We urge the City to consider the following measures to show that the City leaders care about all residents of San Jose.

- 1) Eliminating or at least reducing ARO fees;
- 2) Eliminating business taxes;
- 3) Eliminating or reducing permit fees for building repair and maintenance works; and
- 4) Waiving late fees for property tax and city tax

Thank you so much for serving our community! Together we will take goodcare of every member of our community and get through this crisis.

Vivian

Dear Mayor and Councilmembers:

The “Rent Suspension” proposed by Councilmembers Peralez and Carrasco on April 3rd and discussed on April 7th caused huge chaos among mom-and-pop rental property owners. Thousands of San Jose mom-and-pop owners were shocked, frustrated, scared and confused. We felt helpless, ignored, and betrayed in this already horrible pandemic.

This thoughtless and unconstitutional proposal came out at the worst time. In addition to having issues of legality and abuse of power, this rent suspension proposal makes it harder for people to fight the pandemic together. It divides our community when we need unity the most. It incites distrust and resent between renters and owners. The proposal has the effect of making citizens of our community fighting with each other. We demand better leadership to bring the community together to fight this pandemic.

We applaud our City leaders’ efforts to help the homeless, the undocumented, the low income, the health workers, the Uber drivers, the small businesses, the large businesses. Meanwhile, we respectfully remind you that, we, thousands of mom-and-pop rental property owners, are also your constituents. As mom-and-pop owners, we are not immune from the virus. Like our tenants, we are suffering. We pay mortgages. We pay taxes. We pay insurance premiums. We pay HOA fees. We pay maintenance costs. We pay business license fees, permit fees and Apartment Rent Ordinance fees that the city imposes upon us. There is no suspension of those fees. There is no waiver of late fees. There is no moratorium for us. In the pandemic, our obligations to our tenants do not stop. Rental property ownership does not provide sick leave for owners.

Even with all these, BAHN encouraged the owners to help tenants as much as the owners could. BAHN sent a letter to all members on March 25, calling for and encouraging goodwill and selflessness. Voluntary “rent freeze” was one of our suggestions. We have faith that most, if not all, of our members are freezing rents on our own goodwill. However, a mandatory rent freeze takes all the appreciation away. A mandatory rent freeze is based on the false premise that we the housing providers are greedy. A mandatory rent freeze denies that we have goodwill. A mandatory rent freeze says that our good deeds are forced by the government. A mandatory rent freeze encourages hatred.

We recommend our City leaders to recognize, encourage and reward rental property owners who voluntarily freeze rent. Encouraging us to freeze rent promotes communal goodwill and unity. Forcing us to freeze rent promotes factional suspicion and hatred.

We demand that our City cares about, rewards, and recognizes the good intention and good actions of mom-and-pop small businesses. We urge the City to consider the following measures to show that the City leaders care about all residents of San Jose.

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- 4) Waiving late fees;

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Your actions in this historic moment will be remembered by us and our children.

Sincerely Yours,

Weijun Zhang

Mon 4/13/2020 4:30 PM

Dear City Clerk,

As a rental housing provider, I recognize the challenging times my residents are facing. As housing providers, we are dealing with the uncertainty of meeting our respective financial obligations including payroll, taxes, fees, and maintenance. This is why I am asking you to consider how your actions impact both property owners and the residents of San Jose.

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Sincerely,

Shone Freeman

Mon 4/13/2020 4:29 PM

Dear City Council Member,

I vote NO to the Rent Freeze proposal. COVID-19 is our common enemy. Please be creative in finding ways to help those who indeed need help, without causing additional pains to others in our community who are already suffering.

The despair and anxiety caused by last week's "Rent Suspension" proposed by Council members Peralez and Carrasco on April 3rd, were not just painful but frightening. It has created so much frustration, shock and suspicions that in America our personal property are not protected anymore! The proposal was created by members who have little respect on constitution and less care about the cascading financial effects it could have brought to the society.

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Yours Sincerely,

Peter Hu

Mon 4/13/2020 4:40 PM

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But if you persist with these types of ideas and they actually become law I will be looking forward to an inverse condemnation lawsuit and I will collect treble (3X) damages + legal fees for what San Jose costs me. Better listen to Rick Doyle.

Sincerely,

James Foley

Mon 4/13/2020 4:40 PM

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Sincerely,

Brian Gagan

Mon 4/13/2020 4:40 PM

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Sincerely,

Gaspar Desimone

Dear Mayor and Councilmembers: The "Rent Suspension" proposed by Councilmembers Peralez and Carrasco on April 3rd and discussed on April 7th caused huge chaos among mom-and-pop rental property owners. Thousands of San Jose mom-and-pop owners were shocked, frustrated, scared and confused. We felt helpless, ignored, and betrayed in this already horrible pandemic. This thoughtless and unconstitutional proposal came out at the worst time. In addition to having issues of legality and abuse of power, this rent suspension proposal makes it harder for people to fight the pandemic together. It divides our community when we need unity the most. It incites distrust and resent between renters and owners. The proposal has the effect of making citizens of our community fighting with each other. We demand better leadership to bring the community together to fight this pandemic. We applaud our City leaders' efforts to help the homeless, the undocumented, the low income, the health workers, the Uber drivers, the small businesses, the large businesses. Meanwhile, we respectfully remind you that, we, thousands of mom-and-pop rental property owners, are also your constituents. As mom-and-pop owners, we are not immune from the virus. Like our tenants, we are suffering. We pay mortgages. We pay taxes. We pay insurance premiums. We pay HOA fees. We pay maintenance costs. We pay business license fees, permit fees and Apartment Rent Ordinance fees that the city imposes upon us. There is no suspension of those fees. There is no waiver of late fees. There is no moratorium for us. In the pandemic, our obligations to our tenants do not stop. Rental property ownership does not provide sick leave for owners. Even with all these, BAHN encouraged the owners to help tenants as much as the owners could. BAHN sent a letter to all members on March 25 (attached), calling for and encouraging goodwill and selflessness. Voluntary "rent freeze" was one of our suggestions. We have faith that most, if not all, of our members are freezing rents on our own goodwill. However, a mandatory rent freeze takes all the appreciation away. A mandatory rent freeze is based on the false premise that we the housing providers are greedy. A mandatory rent freeze denies that we

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Sincerely yours,

Hui Qian

Mon 4/13/2020 5:00 PM

Dear City Clerk,

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Sincerely,

Fu-Tai An

Mon 4/13/2020 4:50 PM

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Sincerely,

Sharon LaBelle

Mon 4/13/2020 4:50 PM

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Sincerely,

Alexandra tong

Mon 4/13/2020 4:50 PM

Dear City Clerk,

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Sincerely,

Samitinjoy Pal

From: frankie lim

Sent: Monday, April 13, 2020 4:59 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; CAO Main <cao.main@sanjoseca.gov>

Subject: "NO" to the Rent Freeze proposal

Dear Mayor of San Jose and City Council memebers,

I vote NO to the Rent Freeze proposal. COVID-19 is our common enemy. Please be creative in finding ways to help those who indeed need help, without causing additional pains to others in our community who are already suffering.

The despair and anxiety caused by last week's "Rent Suspension" proposed by Council members Peralez and Carrasco on April 3rd, were not just painful but frightening. It has created so much frustration, shock and suspicions that in America our personal property are not protected anymore! The proposal was created by members who have little respect on constitution and less care about the cascading financial effects it could have brought to the society.

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Thank you so much for serving our community! Together we will take goodcare of every member of our community and get through this crisis

Sincerely,

Ming Lim

From: John Lau
Sent: Monday, April 13, 2020 3:57 PM
To: Liccardo, Sam
Subject: Re: Property value. Fairness, and Increase the supply

Dear Mayor:

I appreciate very, very much your prompt reply. I agree that no landlord will increase rent at this moment. However, if San Jose City Council keeps on coming up with rent control measures, It makes investors and builders uneasy. If I recommend my client to buy an apartment in San Jose, I am afraid that they will blame me why not showing them the properties at Campbell, Santa Clara, and neighboring cities. It will affect the market value of San Jose properties, which means lower property tax revenue for the city. Therefore, the unnecessary rent control measures is indeed harmful.

I do not know if the City has received how many complaints about rent increase in April out of 39,000 rent control units. If it is an immaterial number, let the Housing or each Council Member's office persuading the landlord instead of making noises which scare the investors unnecessarily.

I do not think Councilmember Peralez or Councilmember Carrasco has worked hard enough to increase the supply of apartment units, which is the only way to ease the housing shortage. The City should use its emergency power to increase the supply of build able land. For example: The city used to allow Brandenburg Properties to develop 100 acres of Cemetery. It is a very luxury use of land when we have a housing crisis. Cremation is not an Asian custom. However, because of the land shortage, it has become a popular practice in Asia now. The ashes are stored in high rise buildings instead of buried in soil. Soil burial in big lot has become less and less popular in Asia. The cemetery land price in California is a substantially cheaper than those in Asia countries. The City can pay the fair market price to Brandenburg family for 10 acres of cemetery land. In the short term, City can quickly put thousands of emergency shelter for the homeless. In the long term, City can amend the zoning, and build thousands of affordable units.

John Lau

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

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From: Liccardo, Sam
To: John Lau
Sent: Wed, Apr 8, 2020 10:52 pm
Subject: Re: Property value and Fairness

Thanks John. I worked hard to halt the last idea of his— a rent suspension— because I believe it to be unconstitutional w/w from being passed. His concept of a “rent cap” or “freeze” for the duration of the emergency period seems relatively harmless, since I doubt that any landlords are hiking rents any time soon anyway. I'll ensure that it goes away when the emergency period ends.

Sam
Sent from my iPad

On Apr 8, 2020, at 8:31 PM, John Lau

Dear Mayor:

I am a real estate broker and a property owner at San Jose. I heard that City of San Jose is considering to put more rent control for the old apartment buildings. Mr. Raul Peralez is exceedingly enthusiastic about it.

Ever since the just cause law got pushed through, I stopped to show my clients San Jose rental property unless we have no choice. I believe many other brokers did the same, which means that San Jose property will be sold at lower price than those of neighboring cities. That means lower property tax revenue to the City, which means everyone in San Jose becomes loser. Has Mr. Peralez ever discussed with any rental property broker about the impact to the property value?

I believe Mr. Peralez has never discussed with any property management company before he pushed the just cause eviction law through. No property management company will evict a tenant because they want to increase rent. They terminate tenancy only when the tenant has become a threat to the community. The TPO should allow the management company to terminate the lease if the management company does not increase rent to the next tenant.

As a former police officer, Mr. Peralez should know that it is difficult for the tenant to testify against his neighbor, particularly if the neighbor has weapon. My next door building had tenant fired gun shot in the eve of Thanksgiving and then again in the New Year's eve. When police arrived, no one helped the police. It took 5 months before police finally arrested the gun man. Mr. Peralez pushed the TPO through without the consideration of the safety of the neighborhood.

As a former police officer, he should protect the safety of the people and also the property value. What Mr. Peralez is eager to do in past several years is the opposite. I have questions to his wisdom and judgement

Another issue is the fairness. The property owner has not created Covit -19. Is there any reason that loss of income due to Covit-19 should be absorbed by the Class C small property owner?

Please help to stop Mr. Peralez's reckless idea, which is detrimental to the City of San Jose and no fairness.

Thanks,

John Lau

From: Maxine Lubow

Sent: Monday, April 13, 2020 5:17 PM

Subject: Meeting of Council 4/14/20

Hello All:

Once again several Council members have decided that they want to control the rental industry. If they have so much interest, why don't they buy an apartment house, go into debt and service their tenants! Or, possibly allow the landlords to work out the rent with their tenants as we have done. There are a couple of things that need to be included in any new legislation:

- The moratorium on evictions should only apply to those tenants who have been affected by the virus.
- The moratorium and rent freeze should run CONCURRENTLY. It makes no sense to put one after the other. When the virus is behind us, it is behind us.
- If a rent freeze is enacted, it needs to be bankable. Utilities, repairs, and other expenses don't stop increasing. In fact, most items are increasing FASTER because of the virus. Phasing in the banked rent raises over a period of time makes sense.

You can not legislate everything - people need to work with their tenants and take care of them as we have done.

The City has better things to concentrate on and spend their energy and money on: the homeless and the city streets that are terrible and would never be allowed in Campbell, Saratoga, Santa Clara, etc. Driving on our streets such as Naglee/Taylor and 13th Street to name just a few which you've had money for years.

I personally spoke with ALL of my tenants in early March to find how they were doing and who needed help. Then gave them gift cards for Easter to help them. But, with you becoming "their landlord" this will not be happening. And, any good landlord would NOT give a rent raise at this time. When we do it is usually 2% or 3% which is below what the utilities and maintenance go up. Are you really trying to put landlords out of business and have large conglomerates take over who really don't give a darn about people or the condition of their apartments?

The two Council members who are pushing this should get a different job!! Thank God for sensible members like Khamis, Foley, Davis and Diep and Liccardo, to name a few.

Thank you for your attention.

Sincerely,

Maxine & Ray Lubow

From: Heather Robertson
Sent: Tuesday, April 14, 2020 10:12 AM
To: The Office of Mayor Sam Liccardo
Subject: Rent Freeze Needs Careful Thought

Dear Mayor Liccardo,

As a rental housing provider, I recognize the challenging times my residents are facing. As housing providers, we are dealing with the uncertainty of meeting our respective financial obligations including building utilities (i.e. water, garbage, electric, gas), mortgage, HOA dues, payroll, taxes, fees, and maintenance. This is why I am asking you to consider how your actions impact both property owners and the residents of San Jose.

Rental housing providers like me are struggling to manage the additional strain on our buildings as the shelter in place continues. Maintenance costs are increasing while tenants are facing struggles in paying their rent. Mortgage forbearance is not being offered across the board so many of us who own rental property are not able to take advantage of this opportunity. And, if I could get forbearance, it does not mean my mortgage payments are waived, I will still owe that money.

As you consider the temporary rent freeze proposal, please consider giving us the flexibility to help our residents and partner with us as we face lost income and uncertain times. The Apartment Rent Ordinance limits us by penalizing temporary reductions in rent or closing an amenity because of the public health order. The rent freeze should recognize that we are doing our part and make it clear that we, too, are protected if we do the right thing by not forcing us to lower rents by complying with the public health orders. Also, it's critical that the rent freeze only apply to those who need it most - those impacted by COVID related job or income loss and extend as long as the eviction moratorium you passed last month. We also should be allowed to reserve the frozen increase to be used at a later time without having to endure a complex petition process.

As housing providers, our goal is to maintain safe and healthy homes for our residents. We need your help to accomplish that goal.

Sincerely,

Heather Robertson

From: Lisa Grisalin
Sent: Tuesday, April 14, 2020 10:08 AM
To: The Office of Mayor Sam Liccardo
Subject: Rent Freeze Needs Careful Thought

Dear Mayor Liccardo,

As a rental housing provider, I recognize the challenging times my residents are facing. As housing providers, we are dealing with the uncertainty of meeting our respective financial obligations including payroll, taxes, fees, and maintenance. This is why I am asking you to consider how your actions impact both property owners and the residents of San Jose.

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Sincerely,

Lisa Grisalin

From: Martin Gillum
Sent: Tuesday, April 14, 2020 10:01 AM
To: The Office of Mayor Sam Liccardo
Subject: Rent Increase Freeze

Dear Mayor Liccardo,

I applaud your efforts to protect tenants by freezing rent increases during a time period in which many people are facing job loss and income reductions.

It is important to stress that tenants financially affected by COVID-19 should absolutely be required to provide a letter from their employer showing the impact they are experiencing. Otherwise, landlords and property managers are opening themselves up to be misled by folks who are looking to profit unfairly from the situation.

Sincerely,

Martin Gillum

From: Marc Boyd
Sent: Tuesday, April 14, 2020 10:07 AM
To: The Office of Mayor Sam Liccardo
Subject: 4/14/2020 Item 8.1. Extending the Eviction Moratorium

Dear Honorable Mayor Sam Liccardo,

We are grateful the unconstitutional "rent suspension" proposal was dropped last week. In addition, we appreciate the memo from City Attorney Rick Doyle on the item.

I'm writing today to inform you that Boyd Properties supports the 4/10/2020 memo from the housing department on extending the eviction moratorium and establishing a rent freeze (for the periods mentioned). It is fair to both tenants and landlords and helps align the city's eviction moratorium with the county and state moratoriums.

We also support a robust discussion on the items suggested in the memorandum under, "Section V: Convene Stakeholders to Find Alternative Solutions."

Specifically, we believe a rent mediation program will create an essential tool that will provide an opportunity for tenants and landlords to avoid going to court. We also believe a payment plan form with a repayment period will also create an essential tool for tenants and landlords to work together to resolve unpaid rents over a reasonable period of time.

These steps will be beneficial to both sides as we work through these challenging times. We appreciate your help balancing the concerns of tenants and landlords.

Sincerely,
Marc Boyd

From: Catherine Li
Sent: Tuesday, April 14, 2020 9:50 AM
To: The Office of Mayor Sam Liccardo
Subject: Rent Freeze Needs Careful Thought

Dear Mayor Liccardo,

As a rental housing provider, I recognize the challenging times my residents are facing. As housing providers, we are dealing with the uncertainty of meeting our respective financial obligations including payroll, taxes, fees, and maintenance. This is why I am asking you to consider how your actions impact both property owners and the residents of San Jose.

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As housing providers, our goal is to maintain safe and healthy homes for our residents. We need your help to accomplish that goal.

Sincerely,

Catherine Li

From: Minghua Sun
Sent: Tuesday, April 14, 2020 9:57 AM
To: The Office of Mayor Sam Liccardo
Subject: Rent Freeze Needs Careful Thought

Dear Mayor Liccardo,

As a rental housing provider, I recognize the challenging times my residents are facing. As housing providers, we are dealing with the uncertainty of meeting our respective financial obligations including payroll, taxes, fees, and maintenance. This is why I am asking you to consider how your actions impact both property owners and the residents of San Jose.

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As housing providers, our goal is to maintain safe and healthy homes for our residents. We need your help to accomplish that goal.

Sincerely,

Minghua Sun

From: Sarah Weng
Sent: Tuesday, April 14, 2020 9:46 AM
To: The Office of Mayor Sam Liccardo
Subject: Rent Freeze Needs Careful Thought

Dear Mayor Liccardo,

As a rental housing provider, I recognize the challenging times my residents are facing. As housing providers, we are dealing with the uncertainty of meeting our respective financial obligations including payroll, taxes, fees, and maintenance. This is why I am asking you to consider how your actions impact both property owners and the residents of San Jose.

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As housing providers, our goal is to maintain safe and healthy homes for our residents. We need your help to accomplish that goal.

Sincerely,

Sarah Weng

From: Robert Goldman
Sent: Tuesday, April 14, 2020 9:49 AM
To: The Office of Mayor Sam Liccardo
Subject: Rent Freeze Needs Careful Thought

Dear Mayor Liccardo and City Council members,

I am the President of **Cambridge** Management Company. In this position I oversee the management of a significant number of residential communities in San Jose. We work hard to maintain these communities for the residents who call these places their home. We are committed to working with every resident impacted by the COVID-19 crisis.

Like these residents, I worry about the impact the COVID-19 pandemic is having on our community. As a housing provider, I want to keep residents safely housed and healthy, while continuing to maintain our properties by retaining our employees and paying our vendors.

Rental housing providers like me are struggling to manage the additional strain on our buildings as the shelter in place continues. Maintenance and utility costs are increasing while tenants are facing struggles in paying their rent.

As you consider the temporary rent freeze proposal, please consider giving us the flexibility to help our residents and partner with us as we face lost income and uncertain times. The Apartment Rent Ordinance limits us by penalizing temporary reductions in rent or closing an amenity because of the public health order. The rent freeze should recognize that we are doing our part and make it clear that we, too, are protected if we do the right thing by not forcing us to lower rents by complying with the public health orders. Also, it's critical that the rent freeze only apply to those who need it most - those impacted by COVID related job or income loss and extend as long as the eviction moratorium you passed last month. We also should be allowed to reserve the frozen increase to be used at a later time without having to endure a complex petition process.

As a housing provider, our goal is to maintain safe and healthy homes for our residents. We need your help to accomplish that goal. I ask the City Council to focus on real solutions to this crisis, such as financial assistance to residents who are suffering through this pandemic.

This is why I am asking you to consider how your actions impact both property owners and the residents of San Jose.

Sincerely,

Robert Goldman