

From: Ana Espinal [  
Sent: Tuesday, April 14, 2020 9:44 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.

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,

Ana Espinal

From: Gary Rudy  
Sent: Tuesday, April 14, 2020 10:43 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,

Gary Rudy

From: Peggy John []  
Sent: Tuesday, April 14, 2020 10:43 AM  
To: The Office of Mayor Sam Liccardo < >  
Subject: Rent Freeze Needs Careful Thought

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Sincerely,

Peggy John

From: Jackie Todesco

Sent: Tuesday, April 14, 2020 10:23 AM

To: The Office of Mayor Sam Liccardo < >

Subject: Rent Freeze Needs Careful Thought - 700 Saratoga Avenue

Dear Mayor Liccardo,

As a rental housing provider at 700 Saratoga Avenue and several other San Jose communities, 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 AvalonBay 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.

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Sincerely,

Jackie Todesco

From: Erin Finley []  
Sent: Tuesday, April 14, 2020 10:27 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,

Erin Finley

**From:** Jacqueline Franco  
**Sent:** Tuesday, April 14, 2020 12:08 PM  
**To:** City Clerk <>  
**Subject:** City Council meeting 8.1

**Date:** 4/14/20

**To:** The City of San Jose City Council

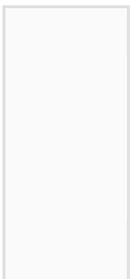
**Regarding:** 8.1

Dear City of San Jose Council Members,

- We are the Peace Partnership Anti-Displacement workgroup, and we work on anti-displacement in 3 neighborhoods zip codes- 95122, 95127, 95116. We are a group composed of community members and community organizations in the Eastside of San Jose. We want to express our support for the item 8.1.
- Residents of the East Side of San Jose have historically been economically and racially segregated by oppressive policies that supported these practices. This has created a current environment where many residents lack opportunities, housing security, economic security, and contribute to health disparities. Today we are seeing these health disparities affecting East Side residents disproportionately by the recent COVID 19 health crisis. The most impacted hospital in San Jose with COVID 19 cases is Regional Medical Center that is located on the East Side of San Jose, with doctors reporting Latino's representing the most COVID 19 related hospitalizations. Residents of the East Side of San Jose were already having to make the difficult choices of how to maximize their incomes, choosing between paying rent in one of the most expensive cities in the country, and putting food on the table.
- We (The Peace Partnership) ask that City Council provides relief to the families of the East Side of San Jose and extend the Residential Eviction moratorium and rent freeze. As well as continue to explore more solutions to support our community affected by COVID-19. This would provide inclusive and immediate assistance for all residents of San Jose including the immigrant communities that are often forgotten navigating these difficult times of uncertainty. Allowing East Side residents to focus on taking care of their families, health, and immediate needs.

Thank you for your time,

-The East San Jose Peace Partnership



From: David Delao []  
Sent: Tuesday, April 14, 2020 1:15 PM  
To: The Office of Mayor Sam Liccardo < >  
Subject: Rent Freeze Needs Careful Thought

Dear Mayor Liccardo,

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Sincerely,

David Delao

**From:** mckbrig2030 [  
**Sent:** Tuesday, April 14, 2020 12:07 PM  
**To:** Liccardo, Sam < >  
**Cc:** City Clerk < >  
**Subject:** RE: Rent Freeze for Rent Controlled Properties

Dear Mayor Liccardo,

As you and the City Council members discuss the recommendation of a rent freeze today please consider putting in place a reasonable time frame. It should not be longer than the eviction moratorium.

It is difficult for owners who own properties under the rent control ordinance to bear the brunt of Covid 19 for all the multifamily housing providers since our properties are the only ones you have jurisdiction over.

Many renters facing financial difficulties live in market rate units. Most renters in rent control units have had long term tenancy. The majority of their rents are below what is often quoted as the average rent in San Jose.

Please secure additional HUD funding to provide special vouchers to renters who need help at this time. This way renters stay housed and the owners get rent. Talk to Governor Newsom and our State Senators and Congressional Representatives to push for funding additional vouchers to help renters pay rent.

Many properties under rent control are owned by individuals and couples who depend on this income to pay their business expenses and provide for their families. Many will not qualify for SB loans.

The majority of owners reached out to renters before April rent was due to provide assistance information. They have shown compassion and decency. This is a symbiotic relationship that can not be weighted down on just one side.

Please have Council members reach out to owners in their districts to find out first hand the challenges they face if they don't receive rental payments.

Collectively as owners we have years of experience in the Housing business. We have weathered the bad times with creative solutions.

We are not developers but many of us have been providing housing for San Joseans way before rent control was passed in the 70s.

In conclusion, I ask you and the Council members to think about all the parties who are affected by your decisions.

Thank you for your consideration,

Bridget McKay  
Provider of Multifamily Housing  
District 3

From: Franceen Weisert  
Sent: Tuesday, April 14, 2020 11:51 AM  
To: City Clerk  
Subject: Fwd: Rent Stabilization Proposal 14April20 Council Meeting Vote YES

Please include this in the public comments for tonight's meeting. Thank you.

14Apr20

Mayor & City Councilmembers,

Last week I wrote to request that you vote NO on the Resolution proposed by members Carrasco & Peralez. Thank you for researching the ask that showed it was an ask too far.

1. The current resolution that extends the eviction moratorium to meet the State date of 31May20 is a good thing. Vote YES.
2. The idea of convening a task force for all stakeholders; including landlords and renters, especially our neighbors who are day laborers; addresses many of the public comments I read to not divide the residents of San Jose during this crisis. Please act quickly on this idea. Vote YES.
3. Allowing more time for input and consideration of further limitations on rent increases until 21Apr20 is a good thing. There are ideas that include COI, lack of available documentation for cash economy workers and other ideas that may still come to light. Vote YES for the additional time needed to make CSJ have the best outcome for all residents.

Good luck and keep safe.

Franceen Anderson

**From:** Michael Trujillo

**Sent:** Tuesday, April 14, 2020 1:24 PM

**To:** The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov)

**Cc:** N Aziz <>; [city.mgr@mountainview.gov](mailto:city.mgr@mountainview.gov); [cityattorney@mountainview.gov](mailto:cityattorney@mountainview.gov)

**Subject:** Agenda Item 8.1: Extension of Residential Moratorium

Dear Mayor, Vice Mayor, and Councilmembers,

We write in support of the memorandum from Councilmembers Carrasco and Peralez proposing a moratorium on rent increases for all ARO-covered apartments during the COVID-19 emergency and urge Council to extend the same protection to mobilehomes. Additionally, we write to support Councilmember Carrasco's memorandum adding tenant protections to San José's COVID-19 eviction moratorium.

We have kept our intake lines open during the COVID-19 pandemic, and everyday we have heard from tenants who are concerned about retaining their housing during this emergency. Many of these tenants have lost all income because the shelter in place order or health and safety concerns have made their work impossible. Despite our efforts to inform these tenants of their rights under San José's eviction moratorium, many have reported continued harassment from landlords around their continued obligation to pay rent or the sufficiency of the documentation of COVID-19-related impact they have provided. And we have heard from many tenants, some in ARO-covered units and some in mobilehomes, whose landlords have tried to actually raise rents during this unprecedented public health crisis.

We urge City Council to take all actions within its power during this emergency to provide meaningful relief for tenants so that we do not see a rush of eviction lawsuits once the moratorium is lifted. The proposed rent increase moratorium will at least prevent tenants of ARO-covered units from racking up an even larger debt than they otherwise would under the eviction moratorium since landlords are currently still allowed to assess the maximum annual increase of 5% on these properties. This limited, common-sense measure would be permissible as a permanent rent control measure even without the emergency powers Council currently wields. It is also firmly within City Council's general, non-emergency authority to extend this rent increase moratorium to mobilehomes, and we urge City Council to include this critical source of naturally-occurring affordable housing in the rent increase moratorium.

City Council should also do all that it can to ensure that all tenants impacted by COVID-19 can actually access the protection the eviction moratorium is designed to provide. We have been hearing from many tenants, particularly undocumented, self-employed, and informally-employed workers, that landlords are demanding letters from employers or other documents they cannot provide as documentation of COVID-19-related lost income. Councilmember Carrasco's memorandum would protect these tenants from retaliation for the difficulty in providing documentation. The City of San José should take a proactive role in enforcing this retaliation protection to prevent landlords from constructively evicting tenants through harassment, and we encourage City Council to consider other ways the City can enforce the protections of the eviction moratorium.

Councilmember Carrasco's memorandum would also add a critically important option for COVID-19-impacted tenants to complete an affidavit to prove they have lost income and access the protection of the eviction moratorium. Without this option, it is likely that certain tenants who should be eligible for the protection the eviction moratorium would provide due to being impacted by COVID-19 will not be able to access it. This will disproportionately impact people of color and undocumented workers, who are less likely to have adequate documentation under existing rules.

Thank you for your work on behalf of our community and consideration of these comments. Please do not hesitate to reach out to discuss these comments or other concerns in more detail.

Best regards,

**Michael Trujillo | Staff Attorney | Housing**

From: Olga Moore  
Sent: Tuesday, April 14, 2020 11:58 AM  
To: City Clerk < >  
Subject: Rent Freeze Needs Careful Thought

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,

Olga Moore

**From:** mckbrig2030]

**Sent:** Tuesday, April 14, 2020 11:57 AM

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

**Subject:** FW: RE: Rent Freeze for Rent Controlled Properties

Dear Mayor Liccardo,

As you and the City Council members discuss the recommendation of a rent freeze today please consider putting in place a reasonable time frame. It should not be longer than the eviction moratorium.

It is difficult for owners who own properties under the rent control ordinance to bear the brunt of Covid 19 for all the multifamily housing providers since our properties are the only ones you have jurisdiction over.

Many renters facing financial difficulties live in market rate units. Most renters in rent control units have had long term tenancy. The majority of their rents are below what is often quoted as the average rent in San Jose.

Please secure additional HUD funding to provide special vouchers to renters who need help at this time. This way renters stay housed and the owners get rent. Talk to Governor Newsom and our State Senators and Congressional Representatives to push for funding additional vouchers to help renters pay rent.

Many properties under rent control are owned by individuals and couples who depend on this income to pay their business expenses and provide for their families. Many will not qualify for SB loans.

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They have shown compassion and decency. This is a symbiotic relationship that can not be weighted down on just one side.

Please have Council members reach out to owners in their districts to find out first hand the challenges they face if they don't receive rental payments.

Collectively as owners we have years of experience in the Housing business. We have weathered the bad times with creative solutions.

We are not developers but many of us have been providing housing for San Joseans way before rent control was passed in the 70s.

In conclusion, I ask you and the Council members to think about all the parties who are affected by your decisions.

Thank you for your consideration,

Bridget McKay  
Provider of Multifamily Housing  
District 3

**From:** R Hom []

**Sent:** Tuesday, April 14, 2020 11:46 AM

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

**Subject:** April 14: Agenda Item 8.1 Rent Freeze

Dear Mayor Liccardo and City Council members,

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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Thank you for your consideration,  
Rachelle

**From:** Ellen Hill []

**Sent:** Tuesday, April 14, 2020 11:44 AM

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

**Subject:** Letter in support of rent increase moratorium and eviction moratorium extension, Item 8.1 on today's council agenda

Mayor Liccardo and City Council Members:

I know that the Council, like **most** citizens of San Jose, is seeking the best ways to aid the low-income residents who have been most severely economically affected by city and county shelter-in-place restrictions.

The council has two opportunities to have a major impact this afternoon: by passing the moratorium on rent increases in ARO units proposed by councilmembers Carrasco and Peralez, and by extending the eviction moratorium already in place, but currently set to expire this Friday, and adding to the extended order the additional tenant protections proposed by councilmember Carrasco.

It is incredible to hear that some San Jose landlords are increasing rents during the shelter-in-place, attempting to increase their profits while so many residents are suffering. The City Council today has the opportunity- and the responsibility- to act to protect renters in ARO units by passing a rent increase moratorium, and to protect all renters affected by the Covid-19 crisis by extending and improving the eviction moratorium ordinance that ends this week.

Sincerely,  
Ellen Hill

From: Debora Jelten [  
Sent: Tuesday, April 14, 2020 11:17 AM  
To: City Clerk <city.clerk@sanjoseca.gov>  
Subject: Rent Freeze Needs Careful Thought

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,

Debora Jelten

From: Richard Lohr

Sent: Tuesday, April 14, 2020 12:59 PM

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

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 will affect my 10 units at 588 Avalani Ave. No tenant is paying market rate. Most pay only 50%; my most recent move-in included. (I was forced to rent at the previous tenant's rate since I evicted the previous tenant.) Several of my tenants have been with me over 20 years. How about some concessions for us landlords?

Sincerely,

Richard Lohr

City Council re: Rent Freeze 4.14.2020

I begin by reminding you that your feel-good legislation attempt to waive repayment of two months or more of unpaid rent owed to landlords failed. This burden is onerous, especially to the single property owners, whose financial margin is so low. I already see the rent cap of 5% as imbalanced because the CPI would leave the owner with 2 to 2.5 % increase while everyone, who works on the units will increase more than the CPI. What you're considering is taking away both after removing rents for an extended period of time.

Before you begin deliberation, I suggest you view your decisions from these three points:

1. The City Council Members shall apply their salaries and allowances for the duration along with the income property owners.
2. That the City take back the three-percent raise given to all City Employees for the duration for the relief of tenants.
3. The City gather these funds and make loans to the deserving tenants.

I would hope that this helps put thing in perspective.

As usual, the Council looks to tenant needs at the expense of landlords. The City does not recognize landlords as a small business; it does believe that all owners are greedy, heartless and unable to manage their properties, so it attempts to make all decisions and those decisions favor the tenant.

Here are some points to consider:

1. Anyone occupying a rental property owes rent, either now or make it up later.
2. Only those, whose income was impacted would qualify for the rent freeze.
3. The rent freeze is to only run along with the eviction moratorium.
4. A general banking for all be invoked, in which any reduction of rents be recovered over a period of time, and can be applied over the base rate of 5%.
5. If an owner reduces rent, that should not affect the basis later on.
6. If an owner limits or closes common amenities because of the pandemic, it cannot be construed as a reduction of service.

I ask the City Council to at least recognize the burden being placed on rental properties and the disastrous result for many single property owners. Please do not destroy future relationships with owners and risk further loss of a rental housing base.

David Eisbach

From: sujuan cai]

Sent: Tuesday, April 14, 2020 12:12 PM

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

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.

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,

sujuan cai

From: Dave Hardell [

Sent: Tuesday, April 14, 2020 12:12 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; City Clerk <city.clerk@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>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>  
Cc: BAHN Org >; Hardell Emily <>; Collins Julie <>  
Subject: comment on rent freeze ordinance

David and Emily Hardell  
Duplex Rental Owners, San Jose

Dera Mayor and Councilmembers,

It deeply saddens us to see what Councilmembers Peralez and Carrasco are doing to rental owners in this time crisis. This is a time when ALL citizens need to come together and work alongside one another to defeat a horrific invader to our community.

I turn on the radio, or the television, and the message I hear over and over again is "We are all in this together". Ironically, I hear that message even from my city government. Well, actions speak louder than words, and Emily and I are clearly not part of the "we" that the city of San Jose refers to.

Emily and I have owned a duplex in San Jose since we married 30 years ago this November. We started a family there. Our tenants were also our neighbors. We outgrew the unit and moved a few blocks away to keep our kids in the school district. Our tenants are still our neighbors.

I would no more raise the rent on my tenant in these times, than I would do harm upon my neighbor. No single person I know feels any different than that. No one. Not other Mom and Pop owners, nor employees of larger rental firms. No one, period.

To impose an ordinance preventing rent increases seems to me, at best, a useless waste of energy. Worse than that, however, it is an action which divides the people of this city rather than bringing them together. It reinforces, and in fact creates, the impression that we small business owners are the enemy, and that if left unchecked, we would do untold harm to those who we rely upon for our very existence - our customers and tenants.

I have looked hard and not found any evidence whatsoever that there is a rampant need for rent freeze action in San Jose (or anywhere else for that matter). Who and where are these people who are RASISING PRICES for a product which their customers can already barely afford? Our government should first and foremost be open and transparent, so if you have evidence that rent increases are occurring in these times, much less that they are a rampant problem demanding what, in my view, is an extreme measure to counter, then point it out.

If it exists, I will stand behind the measure and advocate for it myself! If not, then perhaps the reason is that we are a better people than Peralez and Carrasco believe we are.

Respectfully,

David and Emily Hardell

**From:** angel tu

**Sent:** Tuesday, April 14, 2020 11:21 AM

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

**Subject:** Against rent freeze

Dear Mayor of San Jose and City Council members,

Please 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.

Angel tu

**From:** Peggy John

**Sent:** Tuesday, April 14, 2020 11:08 AM

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

**Subject:** RENT CONTROL

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.

Please lighten up on the restrictions. I am working with my tenant and am mindful of the current situation, however my bills for my one rental property continues whether I receive rent or not! I too am a senior citizen and disabled and I need help too, not more restrictions!

Peggy John

Owner of one single family rental property

From: John Armstrong

Sent: Tuesday, April 14, 2020 10:59 AM

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

Subject: Rent Freeze Needs Careful Thought

Dear Mayor Liccardo,

As a rental housing provider, I am not opposed to a temporary rent freeze. I can't imagine any owner that has any good business sense at all thinking that a rent increase during this crisis would be a good idea.

However, as you consider the temporary rent freeze proposal, please consider the following:

The Apartment Rent Ordinance limits us by penalizing temporary reductions in rent or closing an amenity because of the public health order. We should not be forced lower rents by complying with the public health orders.

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.

Sincerely,

John Armstrong

From: Nazar Elwazir

Sent: Tuesday, April 14, 2020 9:38 AM

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

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.

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,

Nazar Elwazir

From: Candice Lee

Sent: Tuesday, April 14, 2020 9:25 AM

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

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.

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,

Candice Lee

**From:** Tony Ko

**Sent:** Tuesday, April 14, 2020 9:15 AM

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

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

**Subject:** San Jose City Council's Effort of Temporary Rent Freeze

Dear Mayor Liccardo and City Council members,

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. 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,

Antonio Ko

From: Art Chatoff

Sent: Tuesday, April 14, 2020 9:04 AM

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

Subject: rent freeze, Moritorium

Sam

Just so you have real time information for the mobile home communities in San Jose. I have talked to property managers and owners of more than half the spaces in San Jose including Chateau L Salle. For the month of April the impact has been minimal from 0-2% of residents are asking for deferrals. The communities are working with the residents. We might have more in May but currently the proposals would be jumping the gun without actual knowledge of whats actually happening. The county and state already have moratoriums that are more restrictive that we have to follow. Another one in San Jose is just more air and a waste of time.

As for a rent freeze, We already have a stringent rent control. The amount of rent increase is only 3% and ours for instance won't go into effect until September. Again the impact is to a small handful of residents. Again Please don't overreact just to do something that may not be needed or have any real effect to solve a problem that may not be there for 95% of the residents. Many times the good intentions create a bigger problem than needed. The last council meeting was a good case and point. The council members gave false hope to all renters for a rent suspension that was clearly unconstitutional. Now, its what can we do hastily thrown together in a smattering of not well thought out proposals.

Slow down, we have enough rules and directives to digest from the federal government, State government, County and city. Let alone our own plans for how best to run our business and do the right thing. Some of the owners are stepping up and doing way more for their residents. How about giving them a chance and then the city could step up and help the small group of residents that need help rather than blanket directives.

Art Chatoff

From: Mayra Palmberg

Sent: Tuesday, April 14, 2020 8:42 AM

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

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.

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,

Mayra Palmberg

From: Douglas Raisch

Sent: Tuesday, April 14, 2020 8:36 AM

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

Subject: Rent Freeze Needs Careful Thought

Dear Mayor Liccardo,

As a property manager, I recognize the challenging times residents are facing. Our owners are dealing with the uncertainty of meeting their 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 are struggling to manage the additional strain on their 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 who own rental property are not able to take advantage of this opportunity. And, if owner's could get forbearance, it does not mean that mortgage payments are waived, they will still owe that money.

As you consider the temporary rent freeze proposal, please consider giving owner's the flexibility to help their residents and partner with us as managers and owners 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,

Douglas Raisch

From: Judy Hui

Sent: Tuesday, April 14, 2020 8:05 AM

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

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.

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,

Judy Hui

From: Cuong Duy  
Sent: Tuesday, April 14, 2020 7:59 AM  
To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>  
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.

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,

Cuong Duy

From: RICH LEONG

Sent: Tuesday, April 14, 2020 6:16 AM

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

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.

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,

RICH LEONG

From: John Lee

Sent: Tuesday, April 14, 2020 5:53 AM

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

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.

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,

John Lee

From: Hwei inn Dung

Sent: Tuesday, April 14, 2020 4:26 AM

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

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.

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,

Hwei inn Dung

From: Jose Vasquez

Sent: Tuesday, April 14, 2020 12:43 AM

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

Subject: Unfair. Please consider how this is affecting us (the mom and pop property owners)

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.

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,

Jose Vasquez

From: Gracie Vasquez

Sent: Tuesday, April 14, 2020 12:23 AM

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

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.

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,

Gracie Vasquez

From: Pamela Rudy

Sent: Tuesday, April 14, 2020 2:08 PM

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

Subject: Rent freeze

As a rental property owner, I am okay with a rent freeze during the pandemic, but please please don't tack on other stipulations and additions. We are all having a tough time right now. If I cut back on repairs and maintenance because there's no money coming in, I stop helping support the workers that do those repairs and maintenance. We are all in this together.

**From:** Lai Lai

**Date:** April 14, 2020 at 6:34:04 AM PDT

**To:** Lai Lai <

**Subject:** URGENT - Rent Freeze

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. BANH 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 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.

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

COVID-19 is our common enemy. We the People desperately need great leadership during this crisis. Please lead us to fight the virus, instead of fighting each other. Unite us. Do not divide us. Promote care and love. Do not promote suspicion and hate. Your actions in this historic moment will be remembered by us and our children.

Sincerely yours,

Cindy

**From:** Dennis Chang

**Sent:** Monday, April 13, 2020 10:55 PM

**To:** The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; City Clerk <[city.clerk@sanjoseca.gov](mailto:city.clerk@sanjoseca.gov)>; District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; Sykes, Dave <[Dave.Sykes@sanjoseca.gov](mailto:Dave.Sykes@sanjoseca.gov)>; Morales-Ferrand, Jacky <[Jacky.Morales-Ferrand@sanjoseca.gov](mailto:Jacky.Morales-Ferrand@sanjoseca.gov)>

**Subject:** Rent Suspension Proposal on 4/41 Council Meeting

Dear Mayor Liccardo and San Jose City Council,

COVID-19 has affected us all in different ways. I understand the desire to help, and I'm not trying to disparage the attempts to help the community at a time like this. We're all chipping in where we can to help for the greater good while also balancing our own personal struggles. However, a rent freeze is not the right way to do it.

I am in full support of the eviction moratorium, as this absolutely makes sense at a time like this. But when it comes to freezing rent, though this may temporarily alleviate financial strain on renters, it shifts the burden to rental housing providers and has a chain reaction that will affect the greater community.

To deny rental housing providers of rental income is to not recognize that we too have been affected by COVID-19. I am fortunate to have still kept my job, but I am aware of others who are suffering job loss, cut working hours and just a general uncertainty about their future. Adding the stress of this income loss is unwarranted. Rental income is also used for things like maintenance, mortgage, property management and property tax. How are we expected to cover these expenses if we have no rental income?

We are all in this together. Please recognize that by voting against this proposal.

Thanks,  
Dennis

**From:** [seigitado](mailto:seigitado)

[Sent: Monday, April 13, 2020 11:18 PM

**To:** The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; City Clerk <[city.clerk@sanjoseca.gov](mailto:city.clerk@sanjoseca.gov)>; District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; Sykes, Dave <[Dave.Sykes@sanjoseca.gov](mailto:Dave.Sykes@sanjoseca.gov)>; CAO Main <[cao.main@sanjoseca.gov](mailto:cao.main@sanjoseca.gov)>; city.auditor <[city.auditor@sanjoseca.gov](mailto:city.auditor@sanjoseca.gov)>; Morales-Ferrand, Jacky <[Jacky.Morales-Ferrand@sanjoseca.gov](mailto:Jacky.Morales-Ferrand@sanjoseca.gov)>

**Subject:** Rent freeze Agend item 8.1scheduled for 4/14/20 Council meeting

Mayor Liccardo and Council members.

I have enacted rent freeze on the rental units under my control well before the proposal now for vote. I think some council member are initiating this for political reasons to impress their majority tenant constituents.

My objection is that the council is empowering the city to run our business I am certain that San Jose would resent the county dictating all their policies.

Not once have any council members propose relief for mom and pop housing providers. Such relief can come in a small measure such as occupancy permit relief, business license relief, service charges by the city relief or other cost relief associated with our business. Why is this? The 4/10/20 memorandum by Khamis, Davis, and Foley comes close to helping out providers but not financially Perhaps the council's reluctance to do so is that the city needs the revenue to function. We providers must also have revenue to run our business as indicated by numerous past letters submitted to the council by the mom and pop providers.

Rather than bludgeoning only the housing providers with the financial burden what about a proposal for all tenants, all providers and the city to share financial burden.

Council mentality to trample the defenseless minority housing provider's constitutional and contractual rights to operate this service business is decreasing availability of affordable housing.

Respectfully,

Seigi Tadokoro, Resident and small property owner in San Jose.

From: Donna Sanfilippo

Sent: Tuesday, April 14, 2020 2:04 PM

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

Subject: owners giving free rent to tenants.

I am an 80 year old widow who owns only one rental property however I need that rental money to pay for food on my table and my mortgage PG&E water and other necessities for my age. This is not fair to people who worked hard to hold on to something to give them additional dollars in their old age please do not allow this to happen.

Tue 4/14/2020 10:55 AM

Dear Council Members,

The "Rent Suspension" proposed by Council members 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.

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. 1) Eliminating or at least reducing ARO fees; 2) Eliminating or at least reducing business taxes; 3) Eliminating or reducing permit fees for building repair and maintenance works; and 4) Waiving late fees; COVID-19 is our common enemy. We the People desperately need great leadership during this crisis. Please lead us to fight the virus, instead of fighting each other. Unite us. Do not divide us. Promote care and love. Do not promote suspicion and hate. Your actions in this historic moment will be remembered by us and our children.

Sincerely yours,

Casey Farina Smith

Tue 4/14/2020 10:54 AM  
George A. Rossy

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.

**Question: WHY IS THE CITY SINGLING OUT THE LITTLE GUY AND ONLY UNITS BUILT BEFORE 1979? THIS IS DISCRIMINATION AGAINST OLDER LANDLORDS! OLDER UNITS PROVIDE MUCH NEEDED HOUSING THAT NEW UNITS CAN'T PROVIDE AT THE SAME MONTHLY RENT. STOP ELDERLY ABUSE!**

Tue 4/14/2020 10:50 AM

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.

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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,

Gary Rudy

Tue 4/14/2020 10:50 AM

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.

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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,

Peggy John

**From:** Meina Young

**Sent:** Tuesday, April 14, 2020 2:37 PM

**To:** City Clerk <city.clerk@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 on Unreasonable Rent Freeze and eviction moratorium Extension

Dear San Jose City Officials,

In the spirit of "we are all in it together", everyday owners and tenants are working collaboratively to resolve their temporary housing funding difficulties per their unique situations. Memos from council members Carrasco and Peralez targeting housing providers not only will incite community animosity but will result in long term scars on the housing market for years to come.

Please allow the community to work out 'equitable' solutions, including but not limited to those proposed by BAHN, the CAA and council members Davis, Foley and Khamis,

Regards,  
Meina Young  
small property owner

**From:** Boesenberg, Noelle  
**Sent:** Tuesday, April 14, 2020 9:40 AM  
**To:** RSP  
**Cc:** Noelle Rábago Boesenberg  
**Subject:** San Jose Eviction Moratorium - end date?

Hello,

I'm writing to ask if the eviction moratorium is expected to be extended past April 17, 2020, due to the Shelter In Place order being extended.

Thank you,  
Noelle

Tue 4/14/2020 10:30 AM

Dear City Clerk,

As a rental housing provider at 700 Saratoga Avenue and several other San Jose communities, 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 AvalonBay 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,

Jackie Todesco

Tue 4/14/2020 10:30 AM

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.

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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,

Erin Finley

Tue 4/14/2020 10:20 AM

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,

Flavio Pando

Tue 4/14/2020 10:20 AM

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 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

Tue 4/14/2020 10:10 AM

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.

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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,

Lisa Grisalin

Tue 4/14/2020 10:10 AM

Dear City Clerk,

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



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

April 14, 2020

## San Jose City Council

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

### RE: Item 8.1 Consideration of Rent Freeze

Dear Honorable Mayor Liccardo and Councilmembers,

On behalf of the Santa Clara County Association of REALTORS® (SCCAOR) and our 6,000 members, I write in support of the memorandum authored by Mayor Liccardo, the memorandum authored by Vice Mayor Jones, and the memorandum authored by Councilmembers Davis, Foley, and Khamis regarding the consideration of a rent freeze.

SCCAOR understand the concerns surrounding evictions and loss of income during this health and economic crisis. For this reason, SCCAOR supported the Eviction Moratorium. However, some of the recently proposed actions to help tenants during this time have placed, and in recent years prior to this crisis, have placed an undue burden on our mom and pop housing providers. These are not large corporations but local constituents working hard to earn a living along with the rest of the community. These policies are forcing mom and pop housing providers to sell properties eliminating affordable rental units and limiting preservation. As shown from the large amount of public comment and letters received last week regarding a potential rent suspension this group of mom and pop property owners feel vulnerable, attacked, and unappreciated for the services they provide our community.

Housing providers know their tenants are in a difficult position, which inevitably places them in a difficult position as well. The market pressures will dictate that concessions will have to be made. We know of housing providers that have lowered rents by 20% proactively. With the current Eviction Moratorium and the closed court system, Housing Providers are feeling particularly vulnerable. The combination of those two factors could allow a tenant to effectively go a year without paying rent. Adding in a declining market, they are looking at mass vacancies and limited cash flow.

Many organizations have been encouraging a voluntary rent increase freeze during this time and other collaborative ways to help assist vulnerable tenants through this unprecedented crisis, SCCAOR supports these efforts. Housing providers are still paying property taxes, utility expenses, maintenance costs, permit fees, HOA fees, and unpaid mortgages when forbearance ends after three months. SCCAOR understands the financial hardship tenants are facing and for that reason does not oppose a rent increase freeze under the following conditions.

- The rent increase freeze should act in accordance with the COVID-19 Eviction Moratorium by expiring at the same time and applying to those financially impacted by COVID-19
- Protect the base rent of unit if a housing provider voluntarily lowered rents to assist tenants during this crisis
- Allow the banking of the frozen rent increase to be applied over a period that does not overburden the tenant but allows the housing provider to recover a fair return in the future

## CALIFORNIA'S FIRST REAL ESTATE BOARD

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



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

- Verify that the closure of community amenities such as pool, gym, tennis court, entertainment room and more to comply with the County Shelter in Place Ordinance does not constitute a service reduction and rent decrease
- Provide a reduction in permit or other applicable fees and an expedited path to Tier 1 of Code Enforcement for housing providers voluntarily decreasing rents or affected by the rent increase freeze, this encourages improvements to units and a higher quality of life for tenants.

SCCAOR supports including the recommendations proposed by Mayor Liccardo, Vice Mayor Jones, Councilmember Davis, Councilmember Foley, and Councilmember Khamis in the rent freeze emergency ordinance as it protects tenants from increased rent burdens during this health and financial crisis, while maintaining the property rights of housing providers. We look forward to working collaboratively with the City to explore solutions for the rental community impacted by COVID-19.

Regards,



Sandy Jamison  
President, Santa Clara County Association of REALTORS®

**CALIFORNIA'S FIRST REAL ESTATE BOARD**

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



California Apartment Association

1530 The Alameda, Suite 100  
San Jose, CA 95126  
408.342.3500 • caanet.org

April 14, 2020

Mayor Sam Liccardo and City Council  
City of San Jose  
200 E. Santa Clara St.  
San Jose, CA 95113

Item 8.1

Dear Mayor Liccardo and City Council,

The California Apartment Association (CAA) recognizes the challenging times facing the residents of San Jose. Rental housing providers and their tenants are dealing with the uncertainty of meeting their financial obligations. CAA appreciates the leadership role San Jose is taking in meeting the needs of these groups.

Rental housing providers are struggling to manage the additional strain on their buildings as their residents are sheltering in place. Maintenance costs are increasing while revenue may decrease due to the inability of residents to pay their rent due to job or income loss. Mortgage forbearance is not being offered across the board so many of those who own rental property cannot avail themselves of this temporary relief. For those that can, they utilize this tool knowing that they are not absolved of their financial obligations and those delayed payments must be made in the near future.

At the April 7, 2020 San Jose City Council meeting, a motion was approved to evaluate a rent freeze ordinance. This is in line with the CAA's Safe At Home guidelines (see attached) that urges rental housing providers to freeze rent increases until May 31, 2020. While the biggest share of easing the financial burden rests with the actions of financial institutions and the federal government, CAA feels the city and local governments can do more to assist tenants, homeowners, and housing providers.

Rental units regulated by the Apartment Rent Ordinance (ARO) have a significant list of obligations the City has placed upon them that should be relaxed or paused until we can reenter a more stable economic environment. And any rent freeze legislation should have clear guardrails so that it delivers the protections to those who need it without overly penalizing housing providers or creating an unfair playing field for tenants who and do not need assistance during the pandemic.

While CAA feels a rent freeze is likely a governmental over-reaction to the current situation, CAA believes that any rent freeze ordinance adopted by the City of San Jose must contain the following provisions and caveats:

- Consistent with the city's COVID-19 eviction moratorium, the rent freeze would only apply to tenants who have experienced a loss of income related to COVID- 19.
- The rent freeze would not apply to lease renewals or month-to-month agreements already signed but not taken effect.
- If a tenant has received a rent increase effective April 1st, the increase can be refunded at the tenant's request if they have a COVID-19 related hardship.
- Any rent freeze ordinance would run in parallel with San Jose's local eviction moratorium and not to exceed 90 days.
- Rent increases effective April 1, 2020 and prior would not be impacted unless at the request of the tenant
- To protect the health and safety of the city employees and residents, any property inspections in connection with Code Enforcement shall be suspended for at least one year unless there is a clear threat to the occupant's health and safety.
- The city shall make clear that the landlord's closure of common area amenities such as pools, gyms, etc to comply with public health orders shall not constitute a service reduction and any petition for service reduction because landlord reduced amenities to protect public health in light of COVID-9 shall not be allowed
- Reserve the unused portion of the rent increase for 2020 to be used over a 3-year period beginning in 2021
- If a landlord lowers in place rents for tenants during the state of emergency, the "base rent" remains the original rent before any reduction for purposes of calculating future rent increases.

CAA is optimistic that if we can work to support the recommendations above, rental housing providers can be in a stronger position to work one-on-one with their residents to maintain healthy, safe and stable housing.

Sincerely,



Anil Babbar  
Vice President of Public Affairs

## **CALIFORNIA APARTMENT ASSOCIATION'S SAFE AT HOME GUIDELINES**

The COVID-19 pandemic has brought frightening and uncertain times, leaving many Californians with health challenges and economic difficulties. The California Apartment Association urges rental housing providers to act with compassion and work with residents who face COVID-19 related hardships.

The last thing Californians need when they are struggling to maintain stability is to lose the safe place they call home. In this time of crisis, CAA members offer stability as they provide safe homes to millions of Californians sheltering in place.

To ensure this stability, CAA calls upon every California rental housing provider to support CAA's Safe at Home Guidelines by committing to the following through May 31, 2020:

- **Freeze rents** on all residents & pledge to not issue any rent increases.
- **Halt evictions** on renters affected by COVID-19, absent extraordinary circumstances.
- **Waive late fees** for residents who pay rent after the rent due date because they have been affected by the COVID-19 pandemic and related government actions.
- **Offer flexible payment plans** for residents who cannot pay rent by the due date.
- **Direct renters to available resources** to assist with food, health, and financial assistance.
- **Communicate with residents proactively** that you are available to assist them and want to work with them to ensure they remain housed.

The challenge before us is one like we have never endured. But as a community of responsible housing providers, it's our opportunity to help our communities heal. CAA believes rental housing providers have an obligation to stay informed, to look out for each other and our residents, and work together to weather this storm. If we meet this moment, we can come out of this crisis stronger.