

Mon 4/13/2020 11:43 PM

Dear Mayor Liccardo, Dear City Council,

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 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.

Thank you,

Peter Staehr

Rental Property Owner in San Jose

Mon 4/13/2020 11:34 PM

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.

Thanks
Lina Chen

Mon 4/13/2020 11:19 PM

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.

----- Forwarded message -----

From: **dhotop**

Date: Mon, Apr 13, 2020 at 9:35 PM

Subject: Rent Freeze: Leadership or Divisive Politics?

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

Mayor Liccardo,

Which will you choose?

For the first time ever, three council members came to the table and listened to small SJ property owners, like myself, heard our voices and proposed a solution that we fully embrace.

Several other council members have taken the path of divisive politics, pitting SJ citizens against each other.

Many owners, like myself, have proactively reduced, waived and forgiven lost rent - with no expectation of being repaid. We did not need government busy bodies telling us what the right thing to do was - we just did it.

This constant characterization of us as evil, greedy monsters is really hitting us at a sincerely, deeply personal level. My family has great, long-term personal relationships with our tenants, we consider them friends and care deeply for their well-being. I'm simply tired of this mis-characterization of my family.

We are all in this together. To Covid-19, you are not the mayor and I am not a property owner, we are just host bodies and potential victims. Let's fight that common enemy and not each other.

Please show leadership and stop these petty political maneuvers to get certain council members on record voting for something that is out of the realm of reasonableness.

Please show bipartisanship, and meet the Mom & Pop landlords at the table.

Please show us you care about small business owners in San Jose.

Please support the proposals spelled out in the memo by council members Khamis, Davis and Foley.

The world is watching.

Dean Hotop

Mon 4/13/2020 10:40 PM

Dear City Clerk,

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

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

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

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

Sincerely,

SHUNNHUAH HUANG

From: Philip Zhang

Sent: Monday, April 13, 2020 5:10 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>

Subject: Rent Freeze Ordinance

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 resentment between renters and owners. The proposal has the effect of making citizens of our community fighting with each other. We demand better leadership to bring the community together to fight this pandemic. We applaud our City leaders’ efforts to help the homeless, the undocumented, the low income, the health workers, the Uber drivers, the small businesses, the large businesses. Meanwhile, we respectfully remind you that, we, thousands of mom-and-pop rental property owners, are also your constituents. As mom-and-pop owners, we are not immune from the virus. Like our tenants, we are suffering. We pay mortgages. We pay taxes. We pay insurance premiums. We pay HOA fees. We pay maintenance costs. We pay business license fees, permit fees and Apartment Rent Ordinance fees that the city imposes upon us. There is no suspension of those fees. There is no waiver of late fees. There is no moratorium for us. In the pandemic, our obligations to our tenants do not stop. Rental property ownership does not provide sick leave for owners. Even with all these, BAHN encouraged the owners to help tenants as much as the owners could. BAHN sent a letter to all members on March 25 (attached), calling for and encouraging goodwill and selflessness. Voluntary “rent freeze” was one of our suggestions. We have faith that most, if not all, of our members are freezing rents on our own goodwill. However, a mandatory rent freeze takes all the appreciation away. A mandatory rent freeze is based on the false premise that we the housing providers are greedy. A mandatory rent freeze denies that we 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,
Philip Zhang

From: william zhang <
Sent: Monday, April 13, 2020 4:13 PM
To: Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>
Subject: Opposing Rent Freeze

Dear Ms. Jacky Morales-Ferrand:

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.

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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.

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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,
William Zhang

From: Roberta Moore
Sent: Monday, April 13, 2020 10:24 PM
To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>
Subject: 8.1 Memo - Strength in Unity

Dear Honorable Mayor,

The City of San Jose's Housing Department has pitted Renters against the Housing Providers by recommending regulations and fees that make the Housing Providers appear to be "greedy profit-driven monsters" who need regulating because we are creating the high cost of housing. These direct attacks have gotten so bad, our children are asking why the City is doing this to us.

There is strength in unity. You can provide true leadership by ending this division in a way that supports the Renters who need it while protecting the mom and pop Housing Providers from extinction.

ARO Renters and ARO Housing Providers are two sides of the same coin. The Khamis, Davis, Foley memo acknowledges and supports this interdependence.

The 8.1 memo also provides the opportunity to bring back banking, which is the single greatest tool for keeping rents as low as possible. Banking benefits Renters without harming Housing Providers.

Please vote in favor of the Khamis, Davis, Foley memo and add banking.

We hope you will be the voice of reason and do what's best for San Jose and all your constituents.

Regards,

Roberta Moore

From: Shuang Lee

Sent: Monday, April 13, 2020 8:44 PM

To: The Office of Mayor Sam Liccardo; City Clerk; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; Sykes, Dave; CAO Main; city.auditor; Morales-Ferrand, Jacky
Subject: Strongly Opposing Rent Freeze

Dear Mayor of San Jose and City Council members,

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

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

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

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

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

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

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

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

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

Best Regards
Shuang Lee

From: Ken Yang

Sent: Monday, April 13, 2020 8:53 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>; CAO Main <cao.main@sanjoseca.gov>; city.auditor <city.auditor@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>

Subject: Opposing Rent Freeze and Suspension

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.

Like our tenants, we are suffering. Many lost jobs. Many are retired, or soon to retire. We not only try to make our family surviving from this pandemic, but also we need to pay mortgages, pay taxes, pay insurance premiums, pay HOA fees, pay maintenance costs and pay business license fees, permit fees and Apartment Rent Ordinance fees that the city imposes upon us at the same time .

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

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

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

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

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

Thanks and best wishes,

Kehming Yang

From: Ray McMains

Sent: Monday, April 13, 2020 10:01 PM

To: Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>

Subject: Rent Freeze

Dear Jacky Morales-Ferrando,

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,

Ray McMains

From: mzhang

Sent: Monday, April 13, 2020 9:23 PM

To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; CAO Main <cao.main@sanjoseca.gov>; city.auditor <city.auditor@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>

Cc: Grace Xu

Subject: Rent freeze in San Jose

Dear San Jose City,

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

The despair and anxiety caused by last week's "Rent Suspension" proposed by Council members Peralez and Carrasco on April 3rd, were not just painful but frightening. It has created so much frustration, shock and suspicions that in America our personal property are not protected anymore!

I am asking San Jose city to do an investigation into this matter: "how did the unlawful proposal put on the San Jose City Agenda"?

We support our City leaders' efforts to help the homeless, the low income, and everyone of those who are impacted by the Covid-19 pandemic. Meanwhile, we respectfully remind you that, as mom-and-pop owners, we are not immune from the virus.

Like our tenants, we are suffering. Many lost jobs. Some are retired, or soon to retire. We support kids with expensive tuitions for college education. At the same time we pay mortgages, taxes, insurance premiums and maintenance costs.

I ask the city government to help not only the tenants who got impacted by the virus, but also the landlords.

Regards,

Michael Zhang

From: Dennis.Lee.

Sent: Monday, April 13, 2020 8:48 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>

Subject: Rent Freeze Needs Careful Thought

Dear Sir / Madam,

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

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

Thank you and Best Regards

Dennis Lee

Mon 4/13/2020 9:45 PM

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

Sincerely,

Kristina McMains

Mon 4/13/2020 9:41 PM

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

Thank you very much for your consideration.

Small Retiree Housing Provider, Lani

Mon 4/13/2020 9:33 PM

Dear City Clerk,

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

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Mon 4/13/2020 9:34 PM

Dear City Clerk,

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

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

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

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

Sincerely,

Jessica Wang

Mon 4/13/2020 9:40 PM

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.

Like our tenants, we are suffering. Many lost jobs. Many are retired, or soon to retire. We not only try to make our family surviving from this pandemic, but also we need to pay mortgages, pay taxes, pay insurance premiums, pay HOA fees, pay maintenance costs and pay business license fees, permit fees and Apartment Rent Ordinance fees that the city imposes upon us at the same time .

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

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

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

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

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

Thanks for your time and consideration.

Best,

Xiao

Mon 4/13/2020 9:41 PM

Dear San Jose 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,

Ray McMains

From: [llsd46](#)

Sent: Monday, April 13, 2020 2:10 PM

To: Malloy, Maria <maria.malloy@sanjoseca.gov>

Subject: RE: City Council Consideration of Residential Eviction Moratorium Extension, Rent-Increase Freeze, and Alternative Solutions

And how would the city like me to slap a big lawsuit on them? My elderly parents rely on the rental incomes monthly to buy food pay utilitys medical card etc. Shall i dnroll thdm in social srrvices then?

From: Mr. & Mrs. Ben Aguilar
Sent: Monday, April 13, 2020 9:27 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: No on Rent Freeze

Dear City Clerk,

We are mom and pop housing providers.

We are impacted by the virus along with our tenants. We have already talked with them and given them rent reductions for those tenants who have shown proof of impact from the virus.

Any new action has to only apply to truly impacted individuals. It has to make sense in light of our agreements with our tenants. When the orders are lifted, we have to be able to go back to our leases.

We have to have banking of rents going forward. We have to have mortgage forbearance.

Work with all of us - housing providers and our customers, the tenants - not against us.

Sincerely,

Ben Aguilar

From: laperris10281

Sent: Monday, April 13, 2020 2:27 PM

To: Malloy, Maria <maria.malloy@sanjoseca.gov>

Subject: RE: City Council Consideration of Residential Eviction Moratorium Extension, Rent-Increase Freeze, and Alternative Solutions

?

Where are we going to get the money to pay later we live pay check to pay check plus we are indocument we have no government help

From: mzhang

Sent: Monday, April 13, 2020 9:23 PM

To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; CAO Main <cao.main@sanjoseca.gov>; city.auditor <city.auditor@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>

Cc: Grace Xu

Subject: Rent freeze in San Jose

Dear San Jose City,

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

The despair and anxiety caused by last week's "Rent Suspension" proposed by Council members Peralez and Carrasco on April 3rd, were not just painful but frightening. It has created so much frustration, shock and suspicions that in America our personal property are not protected anymore!

I am asking San Jose city to do an investigation into this matter: "how did the unlawful proposal put on the San Jose City Agenda"?

We support our City leaders' efforts to help the homeless, the low income, and everyone of those who are impacted by the Covid-19 pandemic. Meanwhile, we respectfully remind you that, as mom-and-pop owners, we are not immune from the virus.

Like our tenants, we are suffering. Many lost jobs. Some are retired, or soon to retire. We support kids with expensive tuitions for college education. At the same time we pay mortgages, taxes, insurance premiums and maintenance costs. I ask the city government to help not only the tenants who got impacted by the virus, but also the landlords.

Regards,

Michael Zhang

Mon 4/13/2020 9:10 PM

Dear City Clerk,

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

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

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

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

Sincerely,

Mina Malek

Mon 4/13/2020 9:00 PM

Dear City Clerk,

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

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

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

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

Sincerely,

Lisa Zuo

Mon 4/13/2020 9:00 PM

Dear City Clerk,

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

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

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

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

Sincerely,

Ellis Hung

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.

Like our tenants, we are suffering. Many lost jobs. Many are retired, or soon to retire. We not only try to make our family surviving from this pandemic, but also we need to pay mortgages, pay taxes, pay insurance premiums, pay HOA fees, pay maintenance costs and pay business license fees, permit fees and Apartment Rent Ordinance fees that the city imposes upon us at the same time .

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

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

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

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

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

Thanks and best wishes,

Kehming Yang

Mon 4/13/2020 8:53 PM

Dear Mayor Liccardo and City Council members,

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

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

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

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

Sanjeev

Mon 4/13/2020 8:48 PM

Dear Sir / Madam,

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.

Thank you and Best Regards
Dennis Lee

From: Suzanne Muzzio

Sent: Monday, April 13, 2020 2:55 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@gmail.com
Subject: Rent control freeze
Importance: High

Hello,

I am one of those mom and pop rental property owners that has been in your cross hairs for some time now. I want to say that we could use a break from all this negative attention placed upon our shoulders. I co-own property with my siblings and over the years have steadily seen more and more burden placed upon us in the rent control laws. Our parents purchased these properties for future security as they realized that surviving on social security benefits was not enough. They always kept the properties in good condition and we have done the same. But with all the extra layers of fees and restrictions imposed upon us by the city it takes longer to replace aging equipment and upgrades e.g., kitchens and bathrooms. Please consider giving us a break by reducing your fees/taxes, etc... so we can continue to maintain our properties the way they are expected to be maintained.

Rent control has been around for around 40 yrs. and has not resolved the problem even with all the extra restrictions placed upon us. Just look at the neighboring cities and see how it has failed miserably. Try abolishing rent control and give us a little more freedom. It would introduce more competition amongst property owners just like in other industries. It should be obvious to any sensible individual that rent control doesn't work even with more restrictions!

We will voluntarily not increase our rent this year because we understand the hardships incurred by everyone and we don't want to add anymore unnecessary stress to our tenants. But we do resent being told to do this thereby giving us a bad image of greediness which is not the case! Let's work together instead against one another. Remember we are in this together, let's make the most of it by creating a more harmonious environment instead of an acrimonious one.

Respectfully,

Suzanne Muzzio

Mon 4/13/2020 8:50 PM

Dear City Clerk,

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

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

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

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

Sincerely,

Carlos Padilla

From: Grover Phillips

Date: April 13, 2020 at 2:57:27 PM PDT

To: "Malloy, Maria" <maria.malloy@sanjoseca.gov>

Cc: "VanderVeen, Rachel" <Rachel.VanderVeen@sanjoseca.gov>

Subject: Re: City Council Consideration of Residential Eviction Moratorium Extension, Rent-Increase Freeze, and Alternative Solutions

Hello,

The current eviction moratorium states that landlords must submit non-payment notices to the Housing Department, but does not give an email address. Where should the notices be sent to?

What was the resolution of the "rent suspension" measure considered last week?

As a comment, our company has no intention of actually evicting anybody due to Covid-19 related issues. We are increasingly frustrated, however, that all consideration of assistance for tenants so far has been offered at the direct expense of the landlord or property owner. Property owners are getting hit hard too. Is the City of San Jose willing to offer any financial assistance to either tenants or landlords? These measures are not fair or balanced.

Please reply.

Thank you,

Grover Phillips

From: R Moller & Associates, Inc

Sent: Monday, April 13, 2020 3:51 PM

To: Malloy, Maria <maria.malloy@sanjoseca.gov>

Subject: Re: City Council Consideration of Residential Eviction Moratorium Extension, Rent-Increase Freeze, and Alternative Solutions

Hi Jackie.

I hope this finds you well.

The Governor noted that several mortgage companies are willing to defer payments due to the COVID19 outbreak. Allowing rent to be forgiven in cases where is available for those unable to pay full rent or rent at all should be required. We need a solution that relieves all parties end to end for these months where we have been unable to work / earn.

I would be happy to discuss with you for further clarification.

Thank you.

Rebecca

Rebecca E. Möller

CEO

From: Weijun Zhang

Sent: Monday, April 13, 2020 4:32 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Sykes, Dave <Dave.Sykes@sanjoseca.gov>; Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>

Subject: Strongly opposing on "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. BAHN sent a letter to all members on March 25, calling for and encouraging goodwill and selflessness. Voluntary "rent freeze" was one of our suggestions. We have faith that most, if not all, of our members are freezing rents on our own goodwill. However, a mandatory rent freeze takes all the appreciation away. A mandatory rent freeze is based on the false premise that we the housing providers are greedy. A mandatory rent freeze denies that we have goodwill. A mandatory rent freeze says that our good deeds are forced by the government. A mandatory rent freeze encourages hatred.

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

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

- 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,

Weijun Zhang

Mon 4/13/2020 8:33 PM

Phil Reynolds Jr

Dear City Clerk,

I oppose the Council placing additional restrictions on Landlords in the City of San Jose.

Mon 4/13/2020 8:25 PM

Kushal Chatterjee

Dear Honorable Mayor Liccardo and Council,

We are going through unprecedented tough times. People like us are living in fear of health and financial hardship.

As if the adversities and sufferings weren't enough, we heard Councilmembers Peralez and Carrasco put forth a proposal to the city council to free rent for up to six months. Even though, it didn't move forward as it was found unconstitutional, we are hearing the inclusion of agenda item 8.1 of 04/14 council meeting, which would look into extension of the Residential Eviction Moratorium of Consideration of a Rent Freeze.

We sincerely want to plead, like the renters we are residents of your constituency too. We aren't property owner backed up by large investment companies or rental agencies. We own a small rental house which is still on mortgage and we depend on rents to pay mortgage. In fact, our livelihood heavily depends on it as it is a source of financial income that enables us to pay bills, provide for our family and baby. While we do realize many renters are going through financial hardship, we, the landlords can work with our renters to negotiate an amicable solution. However, such drastic measures prevents all such discussions and essentially puts our lives in utter jeopardy.

We humbly request, just because our earnings are not in the form of a guaranteed salary or pension, and just because we aren't part of any union, please don't make us wrong for being in the business. The rent is not a profit, it is a hard earned income. Please stop supporting such draconian measures which is fostering much of the false narrative and rhetoric against Housing Providers like us.

Not only that, some renters seem to be taking this opportunity to abuse the moratorium and demand rent strike. A rent strike is wrong, as it is wrong to not pay dues for food, for cable, for car loans and necessities. Kindly request renters that they talk to their Housing Provider and find out what's possible during financial hardship, go to government and non-profit services if they need help.

We look forward to your support and kind consideration.

Thanks & Regards,

Mousumi Chatterjee & Kushal Chatterjee

Property Owner and Landlords

From: Clark and Linda McDonald

Date: April 13, 2020 at 6:02:42 PM PDT

To: "Malloy, Maria" <maria.malloy@sanjoseca.gov>

Subject: RE: City Council Consideration of Residential Eviction Moratorium Extension, Rent-Increase Freeze, and Alternative Solutions

Hi Jacky,

Thank you for this notice. I'm fine with a rent freeze for some period of time, but don't think it needs to be for 4 months AFTER the moratorium ends. I would like to point out that I am now very suspicious of these two Council persons, because they don't seem to be able to see both sides of the equation, do not understand what is constitutional, and seem hell bent on bypassing the Rules Committee in order to Fast Track their ideas. This is NOT responsible behavior to conduct the City's business.

The City Council needs to step back a second and convene the stakeholders to find out what ideas are commonly shared and/or what can actually work. This should be done FIRST and quickly due to the urgent timeliness. You will find that many landlords are already working on creative solutions to address the many problems caused by this terrible virus.

Thank you for your consideration.

W. Clark McDonald

Mon 4/13/2020 8:36 PM

Dear City Clerk,

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

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

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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,

CHARLES SHAO

Mon 4/13/2020 8:38 PM

Dear City Clerk,

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Sincerely,

Michael Caporale

Mon 4/13/2020 8:10 PM

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Sincerely,

Stephanie Figeira

Mon 4/13/2020 8:44 PM

Dear Mayor of San Jose and City Council members,

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

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

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

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

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

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

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

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

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

Best Regards

Shuang Lee

From: Amy US

Date: April 13, 2020 at 6:40:41 PM PDT

To: City Clerk <city.clerk@sanjoseca.gov>, City Clerk <city.clerk@sanjoseca.gov>, "Malloy, Maria" <maria.malloy@sanjoseca.gov>, "Liccardo, Sam" <sam.liccardo@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>

Cc: Amy

Subject: Opposing "Mandatory Rent freeze"

Dear City Council members,

It is sad to see our city leaders are targeting at ARO owners again. Those are the people providing affordable and stable housing for our community and charging half of the city average rent. They are also paying for renters' huge utility bills and paying the highest property taxes and countless fees and more repairs. They are not greedy grinch. Please stop projecting a image as such. Please stop victimize ARO owners!

Every time a protest/complaining of high average rent of \$3900 in San Jose, the city leaders set some kind of restrictions on the ARO units who charge only \$1600. What problems does this solve?

Please think seriously how you our city leaders could do to support those mom-pop owners who are shouldering affordable housing for city without subsidies!

At the COVID19 crisis, the ARO owners are freezing rents already and are communicating with their tenants for reduced or postponed rent payments. However, a mandatory rent freeze takes all the appreciation away. A mandatory rent freeze is based on the false premise that the housing providers are greedy. A mandatory rent freeze denies that they have goodwill. A mandatory rent freeze says that their good deeds are forced by the government. A mandatory rent freeze encourages hatred.

COVID-19 is our common enemy. Please lead us the owners and renters 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.**

Thanks and regards,
Amy

Mon 4/13/2020 8:10 PM

Dear City Clerk,

Wonderful idea. Why not apply to everything? The City budget, everyone's salary, any major water or sewer project, building permits, Occupation permits (went up from few hundred to several thousand), City also punished landlord because tenant complained about things they broke/damaged and not allow landlord to enter to address the issues. Just to name a few.

Sincerely,

Nick Chow

Darla Booth
Mon 4/13/2020 8:10 PM

Dear City Clerk,

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

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Sincerely,

Darla Booth

Mon 4/13/2020 8:00 PM

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Sincerely,

AGOSTINHO BETTENCOURT

Julie Low
Mon 4/13/2020 7:30 PM

Dear City Clerk,

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Sincerely,

Brian Ponty

Mon 4/13/2020 7:40 PM

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Sincerely,

Kevin Nguyen

Mon 4/13/2020 7:50 PM

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Sincerely,

Eloy Pando