

Mon 4/13/2020 7:09 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,

Abe Shen

Mon 4/13/2020 6:32 PM

Venkatesh Anant

The inflation will only be higher, and this is a major source of our income (Rental). Please help us make ends meet.

Thanks,

Mon 4/13/2020 7:09 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,

Abe Shen

Mon 4/13/2020 6:46 PM

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Sincerely,

hassan siahpolo

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Sincerely,

Venky Anant

Mon 4/13/2020 6:21 PM

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Sincerely,

Andrea Vernerova

Mon 4/13/2020 6:01 PM

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Sincerely,

Ken Chen

Mon 4/13/2020 5:53 PM

Dear City Clerk,

As a rental housing provider, I wonder why you are punishing me because my renter may have been laid off from their job. I am an understanding person who would be glad to work something out with my renter if they were not able to pay for a short term. To just forgive the rent hurts my ability to pay the mortgage, taxes, insurance costs. My current rent is less than these costs on a monthly basis. I have been covering this difference for the almost 10 years these renters have lived in the house.

Please think of some other way to provide help for those who are struggling to get food and pay bills.

Sincerely,

Kathryn Normington

Mon 4/13/2020 5:44 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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As housing providers, our goal is San Jose 明天又要投 rent freeze. We need to send email again to maintain safe and healthy homes for our residents. We need your help to accomplish that goal.

Sincerely,

Tina Lin

Mon 4/13/2020 5:28 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,

Sigfredo Santos

Mon 4/13/2020 5:24 PM

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Sincerely,

Kathryn Wilson

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Sincerely,

Patrick Conkin

Mon 4/13/2020 5:14 PM

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Sincerely,

Shuepyng Lee

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Sincerely,

ali kalbali

Mon 4/13/2020 5:07 PM

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Sincerely,

Thalia Georgopoulos

Mon 4/13/2020 5:01 PM

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Sincerely,

Efrain Cardoza

Mon 4/13/2020 5:10 PM

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

Mon 4/13/2020 5:42 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) Freezing 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

Best Regards

Dong

From: Cheryl

Sent: Monday, April 13, 2020 7:11 PM

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

Subject: Eviction Moratorium & Rent Freeze

Dear Mayor Liccardo & Council Members,

RE: Extension of the residential eviction moratorium, consideration of a rent freeze and exploration of solutions for the rental community impacted by COVID-19.

Why wasn't the \$11 million allocated to the Sacred Heart low income resource fund designated for rent when there is so much concern about eviction? What did the recipients spend that money on?

My input on the rent freeze proposal:

1. The rent freeze expiration on ARO units should NOT be tied to the eviction moratorium. The eviction moratorium applies to all units (ARO, non-ARO, single family homes, etc.) and only to tenants that are affected by COVID-19.
2. The rent freeze should have its own timeline. Make it for a set period of time, such as, until May 31st, or 60 days, or 120 days, and extend later if necessary.
3. The rent freeze should apply ONLY to tenants affected by COVID-19. It is discriminatory to apply it to ALL ARO units (even those unaffected by COVID-19), while non-ARO units do not have a rent freeze.
4. The rent freeze should NOT be tied to a National Emergency because each state will be on their own timeline regarding returning to work and opening businesses. What is happening in New York or other states should not determine the rules in California.
5. The rent freeze should NOT be retroactive to April 1, 2020. If a tenant has not been affected by COVID-19 and has paid their rent for April (with a rent increase), how can you justify having the landlord remove the rent increase, especially when it only applies to ARO units?

BTW: Will you mandate that tenants affected by COVID-19, and receiving the state maximum unemployment of \$4,550 per month, put some of that money toward paying their rent? Or can they just skip a couple month's rent and move out afterward?

Tue 4/14/2020 11:22 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.

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Sincerely,

Yan Zhou

Tue 4/14/2020 1:10 PM

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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,

Joyce Liu

Tue 4/14/2020 12:35 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,

William Washington

Tue 4/14/2020 11:56 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.

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Sincerely,

Stephen Ho

Tue 4/14/2020 11:05 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.

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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,

Steve Liu

Tue 4/14/2020 10:59 AM

Dear City Clerk,

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

Tue 4/14/2020 10:25 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.

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Sincerely,

Norman Koepernik

Tue 4/14/2020 9:55 AM

Dear City Clerk,

As a Mom & Pop housing provider, with a modest 10 units of rental housing, I am shocked. San Jose already radically controls rents and evictions on these properties.

This will make things worse and hurt those you profess to want to help. Don't make things worse, with even more regulation.

Mom & Pops like me don't have pensions. I worked 40+ years trying to scrape out a living and working another full time job. Now is not the time to punish folks like me for working hard.

No more restrictions on mom & pop housing providers.

Sincerely,

Tom Thompson

Tue 4/14/2020 9:33 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.

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Sincerely,

Margaret Willis

Tue 4/14/2020 9:18 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.

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Sincerely,

Oliver Huang

Tue 4/14/2020 9:09 AM

Dear City Clerk,

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Sincerely,

Jo Anna Iruegas

Tue 4/14/2020 8:59 AM

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Sincerely,

Christina Treadaway

Tue 4/14/2020 8:42 AM

Dear City Clerk,

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Sincerely,

Ester Chen

Tue 4/14/2020 8:25 AM

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Sincerely,

Debbie Contro

Tue 4/14/2020 8:20 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 property taxes, mortgage payments, 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,

George Gipe

Tue 4/14/2020 8:13 AM

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Sincerely,

Regina Leachman

Tue 4/14/2020 7:52 AM

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Sincerely,

Bishara Mogannam

Tue 4/14/2020 6:40 AM

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Sincerely,

Ram Bajaj

Tue 4/14/2020 4:26 AM

Dear City Clerk,

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Sincerely,

Hwei inn Dung

Tue 4/14/2020 1:49 AM

Dear City Clerk,

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Sincerely,

Joseph Lam

Mon 4/13/2020 3:49 PM

Dear City Clerk,

Again, once more, it seems that the city is trying to stick regulations onto ONLY 1% of the housing market.

.... this new regulation only affects the properties built before 1979, which are the small mom and pop operations.

It does nothing (perhaps deliberately?) to regulate the larger firms.

Also why are you only looking at landlords...why don't you put a profit cap on Amazon? Why don't you ask gas stations to never increase their prices?

The fact that you constantly target just mom and pop landlords makes this look like a vendetta.

It is also been proposed that landlords can "bank" this years increase for future years.

I am speaking from experience.....THIS DOES NOT WORK

A few years ago I did not raise the rent, then found out that the CITY HAD WENT BACK ON ITS WORD.

ALL BANKED INCREASES WERE WIPED OUT BY THE CITY TWO YEARS AGO.

This new rule looks like it is compassionate, but it is not. It is a new law that once again attempts to take away control of a business from the legal business owner.

Overall, A far better idea would be to give the renters a LOAN....Then they could pay this Loan back to the government, or have the loan forgiven. But the City will not look at that idea....

From my viewpoint You are looking at the wrong solution, and you are simply trying to use a health emergency to push through a pet project you have had for many years....and that is taking control away from the landlords (to increase rent, or as last week showed to even charge rent), and the city wants to effectively taking possession of the rental property market.

Sadly, the last few weeks have now shown there is indeed an ulterior motive behind these continual attacks, and I honestly no longer trust the city, as the attacks are only on one very specific business under the City's control.

Are you going to ask shops to give away food for free? Or to not increase their prices for 20 years?

Just asking

Just asking

Sincerely,

Derek Cunningham

Mon 4/13/2020 9:18 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,

Huimei Zheng

Mon 4/13/2020 9:11 PM

Dear City Clerk,

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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,

Gabriel Cho

Mon 4/13/2020 8:59 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,

Joan Laird

Mon 4/13/2020 8:54 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,

Sichao Wang

Mon 4/13/2020 8:37 PM

Dear City Clerk,

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Sincerely,

Kehming Yang

Mon 4/13/2020 8:08 PM

Dear City Clerk,

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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,

Dale Warfel

Mon 4/13/2020 8:03 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,

Karen Woodbeck

Mon 4/13/2020 7:56 PM

Dear City Clerk,

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Sincerely,

Felicia Hui

Mon 4/13/2020 7:45 PM

Dear City Clerk,

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Sincerely,

Bhupinder Baidwan

Mon 4/13/2020 7:29 PM

Dear City Clerk,

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Sincerely,

Terry Stengele

Mon 4/13/2020 6:58 PM

Dear City Clerk,

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Sincerely,

Kuldip Nijjar

Mon 4/13/2020 6:40 PM

Dear City Clerk,

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Sincerely,

Mario Wijtman

Mon 4/13/2020 6:02 PM

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Sincerely,

James Werner

Mon 4/13/2020 5:53 PM

Dear City Clerk,

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Sincerely,

Bai Bee Yeh

Mon 4/13/2020 5:53 PM

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Sincerely,

Amiya Bisoi

Mon 4/13/2020 5:22 PM

Dear City Clerk,

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Sincerely,

Patricia Ramirez

Mon 4/13/2020 5:13 PM

Dear City Clerk,

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Sincerely,

phil Chiu

Mon 4/13/2020 5:18 PM

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Sincerely,

Jeannette Marsala

Mon 4/13/2020 4:56 PM

Dear City Clerk,

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Sincerely,

Debbie Tedsen

Mon 4/13/2020 4:41 PM

Dear City Clerk,

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Sincerely,

Nick Miroyan

Mon 4/13/2020 4:41 PM

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Sincerely,

Michele Frediani

Mon 4/13/2020 4:39 PM

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Sincerely,

Thuygiang Bui

Mon 4/13/2020 4:21 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,

Cynthia Wray

Mon 4/13/2020 4:20 PM

Dear City Clerk,

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

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Sincerely,

Mitch Crowley

Mon 4/13/2020 4:09 PM

Dear City Clerk,

I own an 83 unit apartment complex at 970 Meridian Avenue. We have already been working with our tenants and stopped issuing rent increases a month ago.

Residential apartment owners participate in economic losses as enter a new recession, because they must lower their rents relative to the CPI. These losses are not limited to one or two years of a recession; the rent stabilization ordinance offers no banking of the allowable 5% annual increase to be applied over future years when the economy is robust. Therefore, property owners are forever moved to lower rent schedules by temporary dips in market rents.

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,

Daryl Abrams

Mon 4/13/2020 4:02 PM

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Sincerely,

Peter Hu

Mon 4/13/2020 4:04 PM

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Sincerely,

Herbert and Joann Hickam

Mon 4/13/2020 3:42 PM

Dear City Clerk,

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Sincerely,

Toni Whedon

Mon 4/13/2020 3:41 PM

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Sincerely,

BILL HULT

Mon 4/13/2020 3:36 PM

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Sincerely,

DANLING GU

Mon 4/13/2020 3:32 PM

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Sincerely,

Anil Desai

Mon 4/13/2020 3:29 PM

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Sincerely,

Richard Matthews

Mon 4/13/2020 3:14 PM

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Sincerely,

Alexander Tartaglia

Mon 4/13/2020 2:55 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,

Gregg Herrern

Mon 4/13/2020 2:55 PM

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Sincerely,

Sandra Varga

Mon 4/13/2020 2:54 PM

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Sincerely,

Janet Wright

Dena Rosa

Tue 4/14/2020 4:02 PM

WHY ARE YOU TRYING TO HURT THE HARD WORKING MOMS AND POPS.

WE ARE GOOD LANDLORDS, WE DO NOT GOUG ANYONE OUR LOCAL GOVERNMENT WHO WE EELCT MAKE US PAY FOR THE ONES THAT DO,

HOW DO YOU PEOPLE SLEEP AT NIGHT.

I AM OPPOSED TO THE RENT FREEZE. I AM REQUESTING "BANKING FOR ALL. IT'S A MATTER OF TIME BUT A RECESSION IS SURE TO COME.

BANKING IS THE ABILITY TO RECOVER FROM LOW RENTS OVER A PERIOD OF TIME THAT EXCEEDS THE CURRENY RENT CONTROL OF 5%.

Dena Rosa

Tue 4/14/2020 3:28 PM

Dear Mayor and city councils,

I'm truly saddened to see this another proposal to tear apart the trust in the community just one week after the unlawful "Rent Suspension" proposed by Council members Peralez and Carrasco, which caused huge anxiety, despair and division in the community during a most difficult time.

I'm a proud property owner, taking good care of the properties and the tenants. We and the tenants have very good relationship. We did not raise rent all the time in the past, let alone in this difficult time. We're are just people like you. Please don't think or depict us as greedy, cold blood monsters. We're part of the community, not the enemy, not the people should be penalized.

To impose an ordinance to prevent rent increase seems to me an useless waste of energy. Worse than that, this action divides the people of the city rather than bringing us together. It creates the impression that we the small business owners are the enemy, and that if left unchecked, would do untold harm to those we rely upon for our very existence - our customers and tenants. It destroys the trust in the community.

I don't find there is a rampant need for rent freeze action in our city. If you find evidence that rent increase is happening this time, I stand behind this proposal. If not, then perhaps the reason is we are the better people than Peralez and Carrasco believe we are.

Regards,

Sarah Weng

From: Susan Price-Jang
Sent: Tuesday, April 14, 2020 4:46 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Item 8.1 SJ City Council meeting, April 14

Dear Members of the San Jose City Council:

The access route to leave a written comment during the meeting did not work: https://sanjose.granicusideas.com/meetings/3842-city-council/agenda_items. So, I writing an e-mail.

I am Susan Price-Jang and a member of the PACT Housing Team.

Undocumented workers: I am especially concerned about some of my neighbors who are undocumented. Altho they work hard, pay taxes using a TIN number and pay into SS , they are ineligible for unemployment and cannot receive CAIRES Act stimulus money. There is no way on their low wages that they can afford to pay their landlord if they are not receiving a pay check, nor can they pay off back rent. They need financial assistance or they may end up doubled up with others and at increase risk of exposure to the coronadavirus or of homelessness. These are working people who pay their bills and now can't pay their rent thru no fault of theirs. This describes several of my neighbors who have children. I don't want to see a disruption in the education of their children. I believe I hear today that the Council is going to talk with the County to see about how to help the undocumented.

Rent Freeze: I am also concerned about landlords who are raising the rent on their tenants who are out of work. One individual I know lives in the Sherman Oaks area in a rent controlled building and who is out of work due to the coronavirus. Although she is now out of work due to the impact of Covid-19, she managed to pay her rent this month from her savings, but then yesterday she received a \$56 a month rent increase. During this pandemic when people cannot work and earn a paycheck, landlords should not be raising rents. We need a rent freeze extending until 120 days after the moratorium is lifted for tenants in ARO apartments and mobile homes.

Extend rent Moratorium: The economic pain of this pandemic in San Jose must be shared by all; those who are most vulnerable, renters, low-income families, and undocumented, need the most help. We can't have these people thrown to the streets or forced to double up with friends or family where high density will make them more vulnerable to spread of the virus. Please extend the eviction moratorium to May 31st.

Thank you,

Susan Price-Jang

WORKING PARTNERSHIPS USA

April 14, 2020

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

ITEM 8.1: SUPPORT FOR RENT FREEZE AND ADDITIONAL TENANT PROTECTION

Dear Mayor Liccardo and Councilmembers:

On behalf of Working Partnerships USA, I urge your support for extending the City's eviction moratorium, developing a rent freeze ordinance for residents in rent controlled apartments and mobilehomes, and exploring additional tenant protections. Specifically, we would encourage support of the staff recommendations and resolutions published on April 10th, the April 10th memo from Councilmembers Magdalena Carrasco and Raul Perez and the April 10th memo from Councilmember Carrasco. Additionally, I would encourage the Council to reject the recommendations in Councilmembers Dev Davis, Johnny Khamis and Pam Foley's April 13th memo, which would have harmful effects on our most vulnerable working families who have already been devastated by this disaster.

Ultimately we need tenant protection policies that do everything possible to protect the health and safety of San Jose families in a public health emergency. The value of tenant lives in this public health emergency need to be prioritized over the ability of wealthy out-of-town investors to reap further profits.

As a leader of the Santa Clara County COVID-19 Assistance Navigation (CAN) program, Working Partnership and its partners hear from roughly 250 workers and small business owners a day across the County, many of whom are residents of San Jose, who are experiencing economic impacts of this disaster and having difficulty in accessing the social safety net. Despite weeks of closures, layoffs and lost wages, far too many residents are in need of assistance to access unemployment insurance due to the historic volume of applications to the California Employment Development Department (EDD) which saw a record 2 million workers apply for unemployment assistance in recent weeks. Even for workers receiving the maximum amount from EDD once the additional federal assistance of the CARES Act starts being distributed, for a family with one worker paying the average price for a two bedroom apartment in San Jose would still need to pay roughly half of their income to make rent. Even before the COVID-19 crisis, most families who rent were rent burdened, paying more than 30 percent of their income into rent. These rent burdens are even more stark for low income workers and communities of color. Furthermore, many of the largest gig employers, like Uber and Lyft, are refusing to turn over earnings data to EDD, leaving numerous workers with reduced earnings to receive notices that EDD has approved their unemployment application for \$0.

EDD is also still scrambling to stand up its Pandemic Unemployment Assistance program for independent contractors, sole proprietors and others as a part of the recently passed federal CARES Act. Additionally, employers working to access the SBA's Paycheck Protection Program to continue paying workers have experienced a slower than expected implementation. While these state and federal programs ramp up, the holes in our proverbial safety net are even wider.

There is also a substantial racial justice component of who is likely to be impacted by wage losses due to COVID-19. Overall, roughly only 30 percent of jobs nationally allow for workers to continue to work from home during the shelter in place orders, with Latino and African American workers those numbers drop to 16 percent and 20 percent respectively. This occupational segregation, layered with the racial wealth gap and the disproportionate reliance of these populations on rental housing, particularly ARO units, means many families in our communities of color are being hit particularly hard by income loss from this disaster and an approach to fair housing should take this disparate impact into account.

Even more troubling than this, some estimate roughly 6.5% of the population of Santa Clara County are undocumented immigrants, a population which lacks access to Unemployment Insurance, the Pandemic Unemployment Assistance or the federal stimulus checks. These workers and their families are most likely to be without any type of income or savings to be able to weather this disaster, hit by the dual challenges of income loss from the emergency and exclusion from the very policy responses to address the needs of families in this emergency.

While certainly the public health orders are saving lives as we speak, we need policy to cope with the fact that they have also shutdown many families' ability to earn a wage and to afford to be able to access life's essentials, especially for those falling outside the safety net. Not only is this loss of income impacting their access to rent, groceries, medicine and healthcare in the immediate future, this income loss also means landlords can expect many of these tenants will be unable to earn enough income to pay back rent when the eviction moratorium is lifted. This scenario means for many, the threat of eviction for nonpayment of back rent after the moratorium ends will be sending families down a path of either insurmountable debt, homelessness and displacement. This reality is why we saw so many tenants responded passionately to last week's proposal by Councilmembers Carrasco and Peralez on a Rent Pause, which generated 700 emails from residents to Councilmembers urging their support over a 24 hour period. While we were disappointed by the Council not exploring their legal options for a rent pause, this intense interest highlighted the enormous need and fear in the community.

Given this enormous need, the Council need to do more to protect tenants. This should start with pursuing a rent freeze for all units where it is legally possible, certainly for units under the Apartment Rental Ordinance and mobilehomes. Any increase in rents in this moment, making it that much harder to afford rent when the incomes of so many have eroded or fallen to zero, creates a risk for families who rent. Rent increases put pressure on families to consider searching for housing they can afford, considering a difficult move at a time when families should be seeking shelter and reducing their potential exposure to COVID-19 by remaining at home. Furthermore rent increases will only make it harder for families to afford back rent once the shelter in place order and eviction moratorium ends, increasing the likelihood of eviction and homelessness and the continued impacts on public health. For tenants in ARO apartments, they already have had to struggle with the highest allowable annual rent increases of any City with rent control for many years. ARO landlords should not be able to raise rents and put our families at greater risk.

Roughly 60 percent of all mortgage debt is held by Government Sponsored Entities (GSEs) like Fannie Mae and Freddie Mac, including over 40 percent of all multifamily mortgage debt. GSEs have come forward with a generous support for mortgageholders losing income from the emergency, including up to one year long mortgage forbearances, where landlords can defer payments without immediate repayment, extending life of the mortgage, even while tenants may still have to pay additional rent and could still be seeing increases in rent. Additionally, Governor Newsom announced over 200 private sector banks are extending various kinds of relief to mortgage holders. While this relief to mortgage holders is not universal, these announcements paint a picture where for many landlords, their largest expense, the mortgage, could be significantly reduced or paused, throughout this crisis. Why then for tenants would we allow policy to proceed where their greatest expense as a family could increase?

For these reasons we support the proposal by the staff and Councilmembers Carrasco and Peralez to advance a rent freeze for ARO apartment and mobilehome park tenants. Furthermore, due to the large number of tenants who many lack documentation to meet the thresholds of the City's eviction moratorium, we encourage your support for Councilmember Carrasco's April 10th memo on these issues.

Additionally, we oppose the memo from Councilmembers Davis, Khamis, and Foley. There is not a compelling reason to allow landlords to expect additional rent from tenants who have experienced income losses amid the relative shutdown of so many other segments of the economy, regardless of what the current lease laid out on annual increases. Past Council-funded research makes it clear that the allowable 5 percent annual increases are sufficient to allow landlords over the long-term to keep pace with the rise of market rents. At a time when we are likely to see rents fall on the open market, landlords shouldn't be able to take advantage of tenants fears of being forced out of their homes by increasing rents in this moment. Additionally, it would be unfair to tenants experiencing income loss due to COVID-19 to allow landlords to bank these allowable annual increases to be added to increases next year. It will be difficult enough as it is for tenants to make up back rent without allowing this kind of banking, which the Council abandoned as a practice back in early 2017. Additionally, I would encourage Council to not eliminate tenants' rights to petition for rent decreases due to loss of services like pool or common areas. Why force low income tenants in a time of financial distress to pay for things wealthy investors are not providing?

Lastly, as the City Manager's office and the Housing Department look at convening on considering additional tenant protection solutions, please consider the Working Partnerships USA team and our partners as a resource on policy, research and convening. We would be glad to participate and contribute to any future efforts on finding solutions. Additionally we would encourage staff to learn from past public engagement efforts and to consider the particular needs of tenants with low-English proficiency, the impact of the power imbalance between tenants and landlords on the likelihood of tenants to participate and the on-going gaps in the digital divide. Since the COVID-19 emergency has begun our team has been learning about what this means for various civic engagement efforts and would be glad to offer some insight to staff as they construct outreach processes.

We appreciate your consideration of these proposals and we welcome the opportunity to collaborate and be a resource with Councilmembers, the City Manager and the Housing Department as the City works to develop its approach on tenants rights. I can be reached anytime at (408) 221-3570 or by email at jeffrey@wpusa.org.

Best,



Jeffrey Buchanan, Director of Public Policy
Working Partnerships USA