

From: Cleo Constantin

Sent: Tuesday, April 21, 2020 8:15 PM

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

Subject: Re: City Council Consideration of Moratorium on Rent Increases for Rent-Stabilized Apartments and Mobilehomes

Dear Jacky Morales-Ferrand and Maria Malloy,

What is to become of the hapless landlord who has been hamstrung when it comes to limitations on evicting troublesome tenants who "claim" Covid-19 impact, who have mortgage payments, have seen increasing occupancy taxes, property tax, and income tax, utility bills, greatly increased maintenance charges, taxes on selling, insurance costs, and materials? Why are we vilified and are taking the brunt of the economic setbacks that we all experience? Why is it only the older properties? What about the newer much more expensive rentals? We, who suffer and are regulated the most, have the older rentals and the low rents that serve the more vulnerable economic strata. We are the first step of those who strive to escape homelessness. Yet, we have become the scapegoat of the government and the press.

Food is a greater necessity than shelter. Are the grocery stores required to extend credit that would likely go unpaid? Certainly, food costs have shockingly increased to cover greater expenses....but housing costs cannot change? Why? Are industries required to continue to pay and provide benefits to employees who no longer work for them?

We are very sympathetic to those who are experiencing economic hardships. We identify with their pain as we feel it, too. Can their rent not be subsidized? Some get food stamps. What about rental "stamps"?

Please tell me and the other strapped property owners why we received a notice today that the garbage bills were going up when the news of the same day is that rents may be frozen. Are there no powers that can limit our expenses? Is the city of San Jose helpless regarding the garbage companies..."an increase not to exceed 7 percent"? (See scan) Where is our 7 percent increase? Why are other businesses permitted to go with the market flow and only a certain rental segment is repeatedly economically brutalized, and undeservedly publically shamed?

Thank you for hearing me out. We try very hard to be good landlords and to provide a fair value for our tenants. If our, and the neighboring properties also owned by the Mom and Pops get sold to big developers, there will be little housing left in our price bracket.

Cleo Constantin