

From: Ray Turner [
Sent: Tuesday, April 7, 2020 9:27 AM
To: Webmaster Manager <webmaster.manager@sanjoseca.gov>
Subject: webmaster.manager@sanjoseca.gov

[External Email]

Rent suspension/forgiveness might be a good idea IF it included a mortgage suspension!

Small landlords cannot pay the mortgage without collected rents. That will result in foreclosures and then renters are out on the street anyway.

Think this through all the way up the financial chain. The Fed is feeding banks low/no interest money. That's where the rent forgiveness chain has to end.

Besides, once on extended unemployment, why can't renters pay deferred rent? If you feed money in at the bottom, it will naturally "trickle up" and the system will keep working naturally.

Ray Turner

San Jose

[External Email]

Dear Mayor Liccardo and City Council members,

We are proud to own five small units in San Jose, rented for years below market rates in an effort to provide housing for people who are elderly or have disabilities. We are working with tenants to adjust amount and timing of rent payments in light of the current crisis. The landlords we know are doing the same—they are obviously aware of their tenants' predicament, and further if they fail to negotiate they know they will have unwanted vacancies that will be difficult to fill.

The extreme, severe proposal by Councilmembers Carrasco and Peralez regarding forgiveness of rent is, however, grossly unjust, not to mention plainly unlawful, placing broad societal losses on the shoulders of a few.

The proposal is as absurd as the City telling Safeway, Lucky and Zanotto's that they can't charge for food for three months. Or the City telling CVS and Walgreens they can't charge for medications during SIP orders. Just because they are in the business of selling necessities like food and drugs hardly means businesses should be forced to give away their products for free.

Yes, financial adjustments may be needed in times of emergency (such as deferral), but **not a draconian wipe-out.**

Landlords often have high costs of operations, including very high property taxes (some property owners who invested long ago have considerable artificial financial benefit created by Prop 13, but we do not), maintenance and capital expenses, not to mention of course mortgage payments.

If the property markets are allowed to work, we will see decreases in rents in the San Jose area over the next several months. As owners who have charged below-market for years, this may not affect our business very much, but other landlords will need to decrease rents to adjust to the new reality. As it should be.

Another worry is that destabilization of our rental housing could put small, local investors at increased risk, with distressed properties gobbled up by conglomerate, absentee or foreign investors, which would hardly be a boon for San Jose.

Perhaps the City Council can fix the bottomless pit of our pension disaster -- and use those savings to help renters in distress -- before imposing inordinate costs on those who provide quality housing for our residents, who must continue to pay (often very high) bills, and who will inevitably need to lower rents per new market realities.

Thank you for your consideration.

Jill Escher
Claradon Properties, LLC

[External Email]

We know a lot of tenants got impacted by COVID-19. However, this is same for property owners, who got mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve.

As a San Jose resident, I strongly oppose this proposal.

Thanks,
Ella

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

[External Email]

Dear Mayor Liccardo and Councilmembers,

This call to action and opposition publicly announced by the Santa Clara County Association of Realtors against this Rent Suspension initiative is, in my opinion an inappropriate use of political position and gives good reason for citizens to view Realtors in general as "greedy".

As a Realtor working the neighborhoods of San Jose, I do not share the opinion of the Realtors Association Board of Directors, and I believe many of my fellow Realtor colleagues would appose the board's stance as well.

Landlords should be doing the right thing, assisting their tenants affected by COVID-19 where possible and utilizing the Federal in-acted stimulus package to seek relief where assistance is provided.

Please know that you have my support with this temporary Rent Suspension Act as needed to provide financial relief for the families affected by COVID-19. I trust that you, our elected officials, have everyone's best interests at heart during this time, working to do the right thing for our communities.

Sincerely,

Ron Matz | Realtor

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mayor Liccardo and City Council,

I understand the concerns surrounding evictions and loss of income during this crisis. No one wants people pushed into homelessness, especially during the spread of COVID-19. It is safest for everyone to be able to self-quarantine when possible. This is why the previously passed eviction moratorium was important to protect the vulnerable tenants. The steps taken by the City so far have protected tenants without unfairly burdening one segment of the population. However, this proposal by Councilmembers Carrasco and Peralez goes too far.

The proposed rent suspension would place an insurmountable burden on the housing providers. It eliminates the possibility of our community working together to find creative ways to overcome this pandemic. This proposal puts mom and pop housing providers in financial peril, leaving them unable to pay property taxes and vendors who service the units. While mortgage forbearance and loans are available the timeline for assistance via these programs has been significantly drawn out due to high volume. The overall economic impact on the region would be catastrophic.

This proposal also likely violates the constitution and is illegal to implement, leaving the City open to countless litigation cases from housing providers. The City needs to explore realistic creative solutions to help those most vulnerable during this crisis such as further funding for rental assistance to make all parties financially whole. It is not beneficial or right to force one segment of the population to shoulder the entire financial burden of this crisis. For these reasons, I urge you to VOTE NO against a rent suspension.

Sincerely,

Frank

A small rental owner in San Jose

[External Email]

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.

Best regards,

Vicky Chan
Property owner

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

[External Email]

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.

Sanjeet Thadani
Keller Williams

Sent from my iPhone

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

[External Email]

Dear Mayor Liccardo and City Council members,

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 and leading to many banks closing with un-paid mortgage.

As an owner of rental units, I already sought SBA assistance, however, that request takes 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.

Sincerely,

Jade Crystal LLC

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

[External Email]

Dear Mayor Liccardo and City Council members,

I am a property owner in San Jose who has worked hard to provide the highest level service and 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. I have carefully followed the recommended guidelines for operations and performance so as to ensure my residents receive continuity of service and as little disruption to their productivity as possible as they've taken their work and their studies in home. Throughout the closure of common areas and shifts in how we communicate or transact business with our residents, we have elevated communication, helping to maintain a sense of stability and avoid panic. In fact, despite the significant impact this has had on ALL of us, our efforts to continue to provide essential services and customer care has resulted in a significant increase in resident satisfaction, with heartfelt sentiments of gratitude from many. 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 are our front line in delivering the essential services to maintain our tenants' homes. The domino effect of this proposal is catastrophic. Hundreds, if not thousands, of hardworking citizens and small business owners would suffer from the lack of financial support these properties provide by the cash flow generated through the payment of rent from our existing tenant base.

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 to keep the pulse of our great community alive. Thank you in advance for your consideration.

Sincerely,

Annette Thurman

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

[External Email]

Dear councilman, and/or councilwoman,

I can't believe I saw the news that there will be a such stupid act of "SJ Free Rent Ordinance". And it is written very poorly. As a homeowner, I rely on the rental as part of my source of income. While we provide a good and fair service to our tenant, we deserve the protection of account receivable too. we need a justice for fair business trade. However, the city is trying use law to rob us. it makes me very frustrated, and feel like a targeted victim. I felt that I am living in a communism country where government can squeeze us whenever. This is totally unconstitutional.

Alan (homeowner)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

[External Email]

Dear Mayor Liccardo and City Council,

I understand the concerns surrounding evictions and loss of income during this crisis. No one wants people pushed into homelessness, especially during the spread of COVID-19. It is safest for everyone to be able to self-quarantine when possible. This is why the previously passed eviction moratorium was important to protect the vulnerable tenants. The steps taken by the City so far have protected tenants without unfairly burdening one segment of the population. However, this proposal by Council members Carrasco and Peralez goes too far.

The proposed rent suspension would place an insurmountable burden on the housing providers. It eliminates the possibility of our community working together to find creative ways to overcome this pandemic. This proposal puts mom and pop housing providers in financial peril, leaving them with the burden to pay property taxes, vendors who service the units and operating costs. The overall economic impact on the region would be catastrophic.

I personally have worked with our renters and agreed a rent reduction during this period to ensure they are covered.

It is not beneficial or right to force one segment of the population to shoulder the entire financial burden of this crisis. For these reasons, I urge you to VOTE NO against a rent suspension.

Sincerely,
Stuart Pearce

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

[External Email]

Dear Mayor Liccardo and City Council Representatives,

We all understand the concerns surrounding evictions and loss of income during this Covid-19 crisis. No one wants people pushed into homelessness, especially during the spread of COVID-19. It is safest for everyone to be able to self-quarantine when possible. This is why the previously passed eviction moratorium was important to protect the vulnerable tenants. The steps taken by the City so far have protected tenants without unfairly burdening one segment of the population. However, this proposal by Councilmembers Carrasco and Peralez goes too far.

The proposed rent suspension would place an insurmountable burden on the housing providers. It eliminates the possibility of our community working together to find creative ways to overcome this pandemic. This proposal puts mom and pop housing providers in financial peril, leaving them unable to pay property taxes and vendors who service the units. While mortgage forbearance and loans are available the timeline for assistance via these programs has been significantly drawn out due to high volume. The overall economic impact on the region would be catastrophic.

This proposal also likely violates the constitution and is illegal to implement, leaving the City open to countless litigation cases from housing providers. The City needs to explore realistic creative solutions to help those most vulnerable during this crisis such as further funding for rental assistance to make all parties financially whole. It is not beneficial or right to force one segment of the population to shoulder the entire financial burden of this crisis.

For these reasons, I urge you to VOTE NO against a rent suspension!

Best Regards,

Realtor Shaista Aftab

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

[External Email]

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.

Thanks,

Hongyan Liu

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

April 6, 2020

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. I have tenants who have lived in the same unit for 30 years and they are paying well below market rental rates. I do not gouge my tenants for rent. I make a small profit, and set aside funds to pay confiscatory state and local taxes. Like my residents, I worry about the impact the wuhan virus pandemic is having on our community. As a housing provider, I want to keep my tenants housed while continuing to pay my vendors, employees and the high cost of excessive government regulation. However, the proposal authored by Councilmembers Carrasco and Peralez places me in extreme 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 wuhan virus 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. This proposed ordinance is blatantly illegal, as it violates state and federal law, and is likely unconstitutional. It is disgusting that the illegality of this proposal has not deterred the authors from a haphazard to rush approval. Appalling indeed.

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 Mayor and 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. And not to further destroy the economy of this City and State, as this mindless proposal would most certainly do.

I expect to hear from someone regarding this outrage.

Stan Faulwetter

[External Email]

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 Perez 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.

Best Regards,

Neela Chaudhari

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

[External Email]

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.

Thank you for your time and attention to this very important matter,
Josie Freeman

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: Sandra Bruschi

Sent: Tuesday, April 7, 2020 10:13 AM

Subject: My elderly parents are landlords and rely on rental income!

[External Email]

My parents rely on rents to subsidize their social security. They worked VERY HARD ALL and sacrificed a lot all their lives to get where they are today, as many landlords have. Why should be the ones to carry the burden to support individuals at their expense when my parents and MANY landlords planned and worked very hard to be where they are?

It seems like they are being penalized by the government for owning income property. It's certainly an incredibly difficult situation we're in but I don't believe it should be at the landlords' expense. How are landlords to pay THEIR mortgages now? Essentially, the tenants' credit (& living situation) are being protected and the landlord's credit and everything they've worked their ENTIRE lives for are being thrown out the door. I don't see this as a solution, and I hope the San Jose comes up with an alternative mechanism for support.

I pray the government can come up with something to help out those affected, but I see this as a longterm event that can ultimately end up in foreclosures by landlords that will be unable to pay their mortgages. Landlords are the minorities in such events too for obvious reasons, one owner to many tenants, ratios will always be off, they'll always be out-voted.

Prohibiting owner to collect rent is purely irresponsible, unreasonable and absurd idea, you are essentially stealing money from property owners, aka housing providers. Spreading such idea is communism! Whomever that came up with such extreme communism idea should not be allowed to be part of the council member group.

Please reconsider this. My parents can end up homeless themselves after not collecting rents for 3 months themselves, then what??

Passionately,

Sandy Bruschi

From: Holly Chen
Sent: Monday, April 6, 2020 11:26 PM
To: The Office of Mayor Sam Liccardo
Cc: District1; District2; District3; District4
Subject: Rent suspension proposal

[External Email]

Greetings Mayor and city council,

I just found out a proposal regarding rent suspension from city Councilmembers Magdalena Carrasco and Raul Perez from a friend. I wanted to confirm this information by searching on the city's website, but I wasn't able to find this proposal. Should city post the proposal to let every landlord know what is going on regarding this proposal?

Let us be fair. We know a lot of tenants got impacted by COVID-19. However, property owners are being affected too. I have lost my job too. I am a self employee of an one person LLC owner in CA. I couldn't get any help from federal and state. In addition, we got mortgage, property tax, and property maintenance fees to pay as well. My family need our rents to pay our own meals since I lose my income. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from the Fed. If the city of San Jose would like to help, please pay the tenants from the city's reserve. Using the property owner's money instead of the city's reserve is purely robbery and unconstitutional. Prohibiting owners from collecting rent is purely irresponsible, unreasonable and an absurd idea. Only the communists would be able to propose such an idea.

As a working class, your proposal will push us into the risk of bankruptcy. I strongly oppose this proposal. The property tax that city of San Jose collected over years is the right reserve to pay for this crisis. It is city's responsibility to help the tenants instead the city leaders is trying to burden landlords with the costs for the world wide crisis. If this proposal gets passed, we reserve the right to sue the city and the Councilmembers who pass this proposal.

Hongmei Chen

From: Damián Membreno
Sent: Monday, April 6, 2020 11:26 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Maya Esparza,

As a resident of District 7, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at Self employee. As a self employee my job is gardening therefore we are considered not essential so that's why I haven't work since day one of the shelter in place order.! That's it's affecting me so bad because I'm not getting any income to play the rent and bills and I can't continue paying rent bills and other needs I have a child of 5 months old and I almost run out of diapers wipes and food I'm very worry because I can't pay the rent my situation it's very bad right now.!.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Damián Membreno

From: Daniel Rodriguez Vital
Sent: Monday, April 6, 2020 11:27 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Magdalena Carrasco,

As a resident of District 5, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at Construcción. Yes I lost my job, 4 weeks ago, I have no money savings to survive, the small money I have I have to pay for food, gas and electricity.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Daniel Rodriguez Vital

From: Loryn Hatten

Sent: Monday, April 6, 2020 11:28 PM

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

Subject: VOTE YES FOR RENT SUSPENSION

[External Email]

Dear Mayor Liccardo,

I am a member of SURJ at Sacred Heart and I SUPPORT the proposed rent suspension. I urge you to vote YES.

An unprecedented number of people have had their livelihood effectively eliminated by the shelter-in-place order, and there is a significant portion of our community who are being forced to make the impossible choice between their housing and their health.

Being able to work from home or take vacation time or even unpaid time off to support the essential and effective mandate of sheltering in place is a privilege that not all of us enjoy. So many of our neighbors simply cannot do this and continue to feed their families, purchase medication, and take care of their basic needs.

Our immigrant neighbors are especially vulnerable right now. San Jose is home to tens of thousands of undocumented workers who cannot apply for unemployment insurance or any of the measures put into place by the CARES Act to help provide relief during this crisis.

Without a pause in rent these people, along with countless others, will have no other choice than to continue working, placing themselves, their families, and, ultimately, all of us at risk.

Significant mortgage payment relief has been announced by the federal government. Property owners will have to support they need to weather this crisis. Renters, especially those who are undocumented, will not unless the city acts now to support them.

The city council must suspend rents now, and help protect many of the most vulnerable members of our community before they find themselves without housing. Please vote YES on rent suspension.

Thank you,

Loryn Hatten
San Jose Resident

From: Antonio Mendez
Sent: Monday, April 6, 2020 11:32 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Liccardo,

I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at Marriott international , Burlingame , ca . Hello, in March 20-2020 I lost all my hours of work and I do not know until when I can return to work this affects me to pay my rent and food at the same time it affects my family in Mexico because I am the one who sends money for me mother who is sick and is now hospitalized. The unemployment department will pay me part of what I earn but that will not be enough to cover the basics here and in Mexico. please help !.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Antonio Mendez

From: Matthew Seymour
Sent: Monday, April 6, 2020 11:32 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Lan Diep,

As a resident of District 4, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at San Jose Unified School District. Many of my students' families are struggling right now. Many parents have lost their jobs or are in temporary unemployment their their places of unemployment reopen. Others are working reduced hours. If these families are forced to repay their full rent after this crisis is over, our schools will lose a significant number of students who can no longer afford to live here. This will destabilize our schools and lead to further employment issues with schools having to close and teachers and other school employees being laid off. This will gut our communities as we know them.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Matthew Seymour

From: Han Lo

Sent: Monday, April 6, 2020 11:33 PM

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

Subject: VOTE NO against a rent suspension

[External Email]

Dear Mayor Liccardo and City Council,

I understand the concerns surrounding evictions and loss of income during this crisis. No one wants people pushed into homelessness, especially during the spread of COVID-19. It is safest for everyone to be able to self-quarantine when possible. This is why the previously passed eviction moratorium was important to protect the vulnerable tenants. The steps taken by the City so far have protected tenants without unfairly burdening one segment of the population. However, this proposal by Councilmembers Carrasco and Peralez goes too far.

The proposed rent suspension would place an insurmountable burden on the housing providers. It eliminates the possibility of our community working together to find creative ways to overcome this pandemic. This proposal puts mom and pop housing providers in financial peril, leaving them unable to pay property taxes and vendors who service the units. While mortgage forbearance and loans are available the timeline for assistance via these programs has been significantly drawn out due to high volume. The overall economic impact on the region would be catastrophic.

This proposal also likely violates the constitution and is illegal to implement, leaving the City open to countless litigation cases from housing providers. The City needs to explore realistic creative solutions to help those most vulnerable during this crisis such as further funding for rental assistance to make all parties financially whole. It is not beneficial or right to force one segment of the population to shoulder the entire financial burden of this crisis. For these reasons, I urge you to VOTE NO against a rent suspension.

From: Martin Aguilar
Sent: Monday, April 6, 2020 11:34 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Liccardo,

I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at Miranda electric. I lost all my hours and I don't know how I going to pay my rent.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Martin Aguilar

From: Len Ha

Sent: Monday, April 6, 2020 11:34 PM

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

Subject: Rent in San Jose

[External Email]

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.

=====

Thanks,
LEN HA -

From: Monica Alvarado <
Sent: Monday, April 6, 2020 11:34 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Magdalena Carrasco,

As a resident of District 5, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at AT&T. I am an essential worker and am advocating for my community.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Monica Alvarado

From: Yadong Lyu

Sent: Monday, April 6, 2020 11:34 PM

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

Subject: Fwd: Against Rent Suspension

[External Email]

To: City Council

About the Recommendation: Rent Suspension.

My personal opinion:

Let us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

San Jose property owner

From: Isabel García
Sent: Monday, April 6, 2020 11:38 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Liccardo,

I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at San Jose Flea Market. I lost all my hours. I don't know how I'm going to pay my rent.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Isabel García

From: Zhizheng Liu

Sent: Monday, April 6, 2020 11:39 PM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10

Subject: Rent suspension proposal

[External Email]

Greetings Mayor and city council,

I just found out a proposal regarding rent suspension from city Councilmembers Magdalena Carrasco and Raul Peralez from a friend. Should city post the proposal to let every landlord know what is going on regarding this proposal?

Please be fair. We know a lot of tenants got impacted by COVID-19. However, property owners are being affected too. My wife was self employed and she lose her job since the COVID crisis. She couldn't get any help from federal and state. In addition, we got mortgage, property tax, and property maintenance fees and the rent for our own residence to pay as well. My family need our tenants' rents to pay our own grocery besides mortgage, property tax and property maintenance fees and we need to pay the rent for the residence we are currently residing. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from the Fed. If the city of San Jose would like to help, please pay the tenants who is affected by COVID from the city's reserve. Using the property owner's money instead of the city's reserve is purely robbery and unconstitutional. Prohibiting owners from collecting rent is purely irresponsible, unreasonable and an absurd idea. Only the communists would be able to propose such an idea.

As a working class, your proposal will push us into the risk of bankruptcy. I strongly oppose this proposal. The property tax that city of San Jose collected over years is the right reserve to pay for this crisis. It is city's responsibility to help the tenants instead the city leaders is trying to burden landlords with the costs for the world wide crisis. If this proposal gets passed, we reserve the right to sue the city and the Councilmembers who pass this proposal.

Best regards

Zhizheng Liu

From: Fangyi Rao

Sent: Monday, April 6, 2020 11:39 PM

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

Subject: Strongly Opposing "Rent Suspension"

[External Email]

Dear Mayor Liccardo and City Council members,

As a San Jose resident, I oppose the proposal authored by Council members Carrasco and Peralez that prohibits rental property owners from collecting rent from tenants whose incomes are impacted by COVID-19. Let us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from Fed. If city would like to help, please pay the tenant from city's reserve. Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

Best regards,
Sincerely,
Fangyi Rao

From: rohit mittal

Sent: Monday, April 6, 2020 11:42 PM

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

Subject: Rent forgiveness doesn't make sense

[External Email]

*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. I don't understand how the council can even think about forgiving rent. We are all suffering even landlords. The council should even help landlords who are suffering in their own jobs. Plus this is not even constitutional. I hope you will do the right thing.*

*Thank you
Rohit*

From: Fernando Serrano
Sent: Monday, April 6, 2020 11:44 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Raul Peralez,

As a resident of District 3, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at Server at downtown Italian restaurant. 2 Weeks, I lost all my hours. I'm not sure how I'll make rent this month.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Fernando Serrano

From: Erica Cervantes

Sent: Monday, April 6, 2020 11:47 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District7 <District7@sanjoseca.gov>

Subject: Rent Pause Initiative

[External Email]

City

of San Jose Councilmembers,

I strongly suggest that you reconsider the "Rental Pause" initiative, as I believe this will result in unintended negative consequences. I will outline the reasons why:

1. This initiative is currently advertised as a "rental pause" for all San Jose tenants. Why should all tenants get this pause? Many are still working from home and have not experienced a loss of income.
2. Councilwoman Carrasco claims that all Lenders have mortgage deferment programs or forgiveness programs. This is FALSE. I would welcome the opportunity for you to join me on a call with a Lender so that you can see that many only offer "late fee waivers" and other minimum forms of assistance, not a 90 day + pause.
3. There are many people who rely on rent income to live off of, including many seniors. How will these people put food on their table, pay for healthcare, etc.?
4. After not paying anything for 3 months, how will tenants be expected to suddenly cover three months worth of rent? Can you truly outline a plan for that?

A solution to consider is a payment plan for tenants (who need help). Setup a task force to figure out a sliding scale that they can pay and for, and then, the city to cover the other portion.

Unless you have the power to get mortgage forgiveness from banks, your plan will completely fail and cause more harm. You will force many Landlords to sell or most likely foreclose. Then, the tenants that WE ALL WANT TO ASSIST will end up homeless.

Councilmember, your heart is in the right place. I am worried for our community too, but why punish the landlords? We care for our tenant and want to continue provide them a safe home for the long term. Not just the next 90 days.

Thank you for your consideration,

Erica C. Rodriguez

From: Emily Taylor
Sent: Monday, April 6, 2020 11:55 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Liccardo,

I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at Childcare out of my home. I've lost all my income and we have a toddler. I'm not sure how we'll pay rent and bills, and we need groceries and necessities.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Emily Taylor

From: Jose Gonzalez
Sent: Monday, April 6, 2020 11:55 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Lan Diep,

As a resident of District 4, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at I work at the Law Foundation of Silicon Valley. I have lost my part-time job. I am a law student at Santa Clara University.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Jose Gonzalez

From: Jose Leon

Sent: Monday, April 6, 2020 11:56 PM

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

Subject: No Rent Suspension!

[External Email]

Dear Mayor Liccardo and City Council,

I understand the concerns surrounding evictions and loss of income during this crisis. No one wants people pushed into homelessness, especially during the spread of COVID-19. It is safest for everyone to be able to self-quarantine when possible. This is why the previously passed eviction moratorium was important to protect the vulnerable tenants. The steps taken by the City so far have protected tenants without unfairly burdening one segment of the population. However, this proposal by Councilmembers Carrasco and Peralez goes too far.

The proposed rent suspension would place an insurmountable burden on the housing providers. It eliminates the possibility of our community working together to find creative ways to overcome this pandemic. This proposal puts mom and pop housing providers in financial peril, leaving them unable to pay property taxes and vendors who service the units. While mortgage forbearance and loans are available the timeline for assistance via these programs has been significantly drawn out due to high volume. The overall economic impact on the region would be catastrophic.

This proposal also likely violates the constitution and is illegal to implement, leaving the City open to countless litigation cases from housing providers. The City needs to explore realistic creative solutions to help those most vulnerable during this crisis such as further funding for rental assistance to make all parties financially whole. It is not beneficial or right to force one segment of the population to shoulder the entire financial burden of this crisis. For these reasons, I urge you to VOTE NO against a rent suspension.

Jose Leon

From: Alessandra Cedillo
Sent: Monday, April 6, 2020 11:57 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Maya Esparza,

As a resident of District 7, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at I work at a restaurant in San Jose ca. 3 weeks ago I lost my job I'm a single mom of 2 . I have always worked payed my bills on time but with me losing my job unexpectedly everything happens so fast I can't afford my rent I had some savings but I'm using them to currently buy food and diapers for my sons. I'm stressing just thinking of how I will do it for the past months with rent behind and living paycheck to paycheck so it will be a great help to all of us if the law passes . May god bless you .

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Alessandra Cedillo

From: Elaine L

Sent: Monday, April 6, 2020 11:56 PM

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

Subject: Strongly Oppose Rent Suspension

[External Email]

Dear Mayor,

Let us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We have a mortgage to pay as well. The problem had been addressed by California government and federal government with very generous benefits. People who lost their job can get 40% of their salary, plus \$600 per week from the Federal government. If the city would like to help, please pay the tenant from the city's reserve. Using property owner's money instead of the city's reserve is purely robbery and unconstitutional. Prohibiting the owner to collect rent is purely irresponsible, unreasonable and an absurd idea.

As a San Jose resident, I strongly oppose this proposal.

Thank you.

Best Regards,
Elaine

From: Rohith Mahanty
Sent: Monday, April 6, 2020 11:58 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Sam Liccardo and Councilmember Maya Esparza,

As a resident of District 7, I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

I work at I work at Harley-Davidson. We have shut down for the perceivable future. I have not worked in about a month now and have not accrued any income during this time period. This means I have been struggling to put food on the table for my girlfriend as well as struggle to make the payments for rent. I am 22 years old and me and my girlfriend have just moved out with her kids to start our lives in San Jose when Covid 19 broke out. With this virus out now there aren't many opportunities for work and a high health risk. Considering we have a 2 year old with asthma we take minimal trips outside the house which limits us to where we can work and get income. The schools are shut down and it is imperative that we remain healthy for the kids.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Rohith Mahanty

From: John Chen

Sent: Monday, April 6, 2020 11:59 PM

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

Subject: Strongly Oppose "San Jose Rent Suspension"

[External Email]

Mayor,

Everyone (tenant and property owner) is impacted by the COVID-19 pandemic. Property owners are losing jobs, having pay-cut as well. Property owners are still paying mortgage, property tax, insurance, repair, maintenance...

This proposal is a special-interest proposal. It's not only a BAD policy, but also violates the constitution.

Tenants and property owners need to work together. There are lots of way to work this out. For example pay parts of the rent now and other parts later. Please be reminded that the city collects a huge chunk of money through property taxes from the property owners.

As a San Jose property owner, I strongly oppose this proposal!

John

From: lammyyam <

Sent: Monday, April 6, 2020 6:18 PM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10

Subject: Opposing "Rent Suspension"

[External Email]

Using property owner's money instead of city's reserve is purely robbery and unconstitutional. Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

We got mortgage to pay as well.

As a San Jose resident, I oppose this proposal.

Thank You

Lam Tsui
& Andrew Yam

From: Alexander Brown
Sent: Monday, April 6, 2020 6:16 PM
To: The Office of Mayor Sam Liccardo
Subject: Pause Rent

[External Email]

Dear Mayor Liccardo,

I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Alexander Brown

From: Biplab Chattopadhyay
Sent: Monday, April 6, 2020 6:16 PM
To: The Office of Mayor Sam Liccardo
Subject: Protect San Jose families: Pause rent during COVID-19

[External Email]

Dear Mayor Liccardo,

I am writing to ask for your support for Councilmembers Magdalena Carrasco and Raul Peralez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

Tenants need the City Council to hit "pause" on rent – existing measures are not enough.

Saving lives by preventing increased exposure to COVID-19 should be City Council's top priority during this emergency. Even with the moratorium on evictions, families out of work, especially among undocumented immigrant workers who cannot access the safety net, know that once the moratorium is lifted they will have no way to ever repay rent. This threat will force more workers who should be sheltering in place with their families to leave their homes and seek work in violation of the shelter order. Tenants who are relying on the eviction moratorium will fall into huge debt and face displacement once the COVID-19 crisis is over unless City Council also suspends their obligation to pay rent.

Three months of back rent for the average 2-bedroom apartment in San José would be \$8,250 — the equivalent of 14 weeks of work for someone making minimum wage. This means that without a rent pause, most landlords will still be faced with the question of whether to forgive rents or to file evictions in mass in the months after the rent moratorium is lifted.

San Joseans and this Council came together to raise \$11 million for tenants to help people pay rent. Those dollars were completely used in just three days and now the fund has a waiting list filled with thousands of families. Charity alone won't solve this issue. We need a rent pause.

Sincerely,

Biplab Chattopadhyay

From: Ron Morosco

Sent: Monday, April 6, 2020 6:16 PM

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

Subject: NO ON RENT SUSPENSION

[External Email]

Dear Mayor Liccardo and City Council,

I am a 71 year old retiree with a rental in San Jose. The income from this property helps make up part of our income for retirement. If this passes it will put a severe hardship on our financial situation and that of many other elderly individuals. Please vote No on rent suspension.

I understand the concerns surrounding evictions and loss of income during this crisis. No one wants people pushed into homelessness, especially during the spread of COVID-19. It is safest for everyone to be able to self-quarantine when possible. This is why the previously passed eviction moratorium was important to protect the vulnerable tenants. The steps taken by the City so far have protected tenants without unfairly burdening one segment of the population. However, this proposal by Councilmembers Carrasco and Peralez goes too far.

The proposed rent suspension would place an insurmountable burden on the housing providers. It eliminates the possibility of our community working together to find creative ways to overcome this pandemic. This proposal puts mom and pop housing providers in financial peril, leaving them unable to pay property taxes and vendors who service the units. While mortgage forbearance and loans are available the timeline for assistance via these programs has been significantly drawn out due to high volume. The overall economic impact on the region would be catastrophic.

This proposal also likely violates the constitution and is illegal to implement, leaving the City open to countless litigation cases from housing providers. The City needs to explore realistic creative solutions to help those most vulnerable during this crisis such as further funding for rental assistance to make all parties financially whole. It is not beneficial or right to force one segment of the

population to shoulder the entire financial burden of this crisis. For these reasons, I urge you to VOTE NO against a rent suspension.

Ron Morosco

A San Jose Native

From: Terry Tam

Sent: Tuesday, April 7, 2020 11:13 AM

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

Subject: 4/7/20 AGENDA ITEM: memo entitled "Rent Suspension" COVID

[External Email]

Dear Mayor Liccardo and City Council Members,

We absolutely support efforts to help "ALL" members of San Jose community during the horrific impact of COVID-19, however we **STRONGLY OPPOSE** the proposed 90-Day Rent Suspension.

We feel the California State moratorium on evictions will burden us financially, but already provides relief to those truly impacted and an "opportunity" to recover lost rent. The reality is those who don't have reserves for emergencies, will very unlikely amass savings for repayment of back rent, and with no guarantee of repayment, our only recourse would be to tie up courts, trying to collect after moratorium.

We have already voluntarily reduced and deferred rent payments for some our tenants because it's the right thing to do, not because we were mandated to do so.

My wife and I are property owners in downtown San Jose (your former district). We invested majority of our savings and borrowed equity from our **PERSONAL** residence to purchase these small properties and run a fair and honest business (we are not rich slum lords) for more than 10 years. We have invested our personal funds and retirement money to make improvements for the safety and convenience of our tenants (many are SJSU students/faculty) and have great relationships with all of our tenants.

After years of planning and hardwork, we have started our retirement and the average 5% CAP rate on these investments don't leave us **ANY** room to pay water, garbage, utilities, maintenance, property tax, mortgage and now negative rent roll.

If you want to penalize landlords for the sake of renters, then we ask you pursue larger corporate deep-pocket landlords who own portfolios of 50+ unit buildings, not mom and pop landlords, who suffer directly from even one month of lost rent.

No we do not qualify for any personal COVID handouts because we make \$75k. Yes we "may" qualify for SBA loans, but we feel those should be reserved for service oriented business who need it more than us, plus securing a loan only differs our loss and does not guarantee ability to collect.

Not all (but many) landlords are rich greedy slum lords, so please don't punish the good ones for the sake of the bad ones.

Thank you Mr. Mayor and all Council Members for your consideration.

Terry & Agnes Tam

--

Terry H. Tam, Broker/Owner

FOX CAPITAL INVESTMENTS / FOX PROPERTY SERVICES