

Additional Public Comment on item 8.3 received from 7:15-9:30 p.m.

Public comment from **Charlotte Quinn**

For many San Jose residents, there is very little money between making rent and becoming homeless. This public health crisis has made this reality even more severe. The eviction moratorium provided temporary relief, but allowing landlords to charge back rent created a ticking time bomb. How can tenants who have experienced loss of income during this crisis be expected to pay back thousands of dollars to their landlords?

San Jose is going to experience a wave of homelessness when landlords demand back rent. Many businesses are taking financial hits right now. Why would landlords be allowed to pass the risk of their business onto those most negatively affected by this crisis? Onto those most vulnerable? Those who do not have land to act as collateral or a business to sell to avoid becoming homeless? A landlord's financial toll from this crisis is incomparably small to a citizen losing housing. San Jose cannot guarantee that a business is profitable. But what San Jose can guarantee is MANY more of its citizens living in the streets and in vehicles if this rent moratorium is not adopted. This City Council has a moral obligation to protect its citizens. With this rent moratorium, this City Council also has an opportunity to be a shining example of how to properly fight this crisis and emerge strong. San Jose already has an extreme gap between the rich and poor. Without this rent moratorium, you are increasing it a hundredfold.

Thank you

Public Comment from **Christopher Martinez**

Please help us! we are struggling out here.

Public Comment from **Angela**

Dear Council,

I am a nurse and everyday I am stress with the COVID-19 in my work place , and with the rent freeze, I cannot afford to pay my mortgage with the rent freeze. I just borrow from the bank to get this multi-unit. I do not earn any extra income on this multi-unit. And I will not be able to make enough money to cover the three month of the other three unit. It is a huge burden. If you can also freeze the loan , but currently there is not law to be able to freeze my loan when you freeze the rent and loan company is not faddie Mac or the big bank . I will not be able to keep this property and will need to go to foreclosure.

please help me out and do not freeze the rent ...

Thank you for all your help

Public Comment from **Mrs. Hallmark**

This is not fair. You will be relieving renters of their financial obligations but not the rental property owners. How about giving property owners who are effected by this a pass on not paying their property taxes then? I do not try to make a profit from renting my condo. I only charge enough to cover the mortgage. I am very understanding and working with the tenants

during this COVID-19 crisis. Please be fair and 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. Again, it is not fair that rental property owners will be forced to forgive rent.

Thank you

Public Comment from **Apple**

Dear City council

I am also affect by COVid -19 and I lost my job . I am not able to pay my own mortgage.

With the rent freeze, I will not be able to pay the mortgage for my rental property.

I will lost my rental property .

The bank will not freeze my loan for three month either .

Your sincerely

Public Comment from **Diana Rendler**

Hello,

Please support the rent suspension.

City Council can enact the COVID-19 rent suspension under its emergency and police powers as a valid emergency price control.

Article XI, Section 7 of the California Constitution empowers each city and county to “enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws.” This broad authority is traditionally known as the City’s police power, and it enables local governments to legislate on matters of “[p]ublic safety, public health, morality, peace and quiet, law and order...” “A wide range of regulations on property rights have been upheld as legitimate exercises of a government’s police power.”

These powers are heightened during a state of emergency proclaimed by a local governing body. Government Code Section 8634 authorizes local governments during local emergencies to “promulgate orders and regulations necessary to provide for the protection of life and property.

We can't risk lives creating a homelessness crisis as this virus continues to progress.

Public Comment by **Doug Johnson, WESTERN MANUFACTURED HOUSING COMMUNITIES ASSOCIATION**

Dear Mayor Liccardo & Councilmembers:

The Western Manufactured Housing Communities Association (WMA) represents the owners and operators of mobilehome communities throughout California. WMA and our San Jose members are vehemently opposed to this Rent Suspension Emergency Resolution. This proposed urgency ordinance is illegal, unconstitutional and impractical. Passage would unfairly punish

parkowners in San Jose, who are already deferring rents and establishing fair and reasonable repayment plans for their residents adversely impacted by COVID-19. WMA urges your Council to reject this measure.

Thank you.

Public Comment from **Hannah Kuong**

To whom it may concern,

As a San Jose Landlord, I strongly oppose this proposal. I understand a lot of people get impacted by the COVID-19, However, it is the same for property owner. **I have to pay for mortgage and property tax and i rely on the rent income to do that. Please note that there is no suspension (NOT DEFERRAL) on mortgage and also property tax in my county (Santa Clara). I will also be financial crisis if the proposal passed.**

Also, the state and federal government has already given a very general relief to the unemployed. People who lost their job can get 40% pf their salary, plus \$600 per week from Federal. The government should have helped using the reserve but not from landlord. Using the property owner's money instead of City's reserve is purely robbery. **If the City has mercy on the tenant, please have mercy on the landlord, too.**

Public Comment from **Sun**

Hello,

And I strongly oppose the rent waiver. Because you are abusing your power and violating the law by doing this.

I have protested the Rep Ro Khanna regarding this issue.

Don't add to the crisis by robbing property owners, unless you can force the government to waive the property tax, force banks to waive mortgage, force insurance companies to waive the fee, force pge to provide g and e for free and force repairmen to work for free!!!

Ok you want to turn the country into a communist country at the time of this crisis? Wait a minute, we have ballots. Get out of the government, communists!!!!

God bless America!

Public Comment from **William Stewart** and I have lived in San Jose for 14 years and I am a member of SEIU 521.

As a result of the current Covid-19 Epidemic there are a great number of people who are in great need. At least 1 million people in California are expected to be unemployed, if not more. 1.6 people in California have applied for unemployment according to the LA times. As a result, many people will have no form of direct income. If they qualify for unemployment and/or the stimuli's package from Congress, this may take some time before the money is received. This

makes paying rent very difficult. This is why pausing rent is so critically needed. It would be even better to forgive these loans for those most greatly affected. Repaying a loan of three months could be nearly impossible for many paying from paycheck to paycheck.

Three months of back rent for the average 2-bedroom apartment in San Jose would cost \$8,250.

Many of our residents are relying on government to help us in this current crisis. This is the time for the government to work for the people in the times of greatest need.

Please protect working families by passing an emergency rent pause during Covid-19.