

**From:** Jose Manuel Valle [REDACTED]

**Sent:** Tuesday, April 7, 2020 12:31 PM

**To:** District1 <district1@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Chavez, Cindy [REDACTED]; City Clerk <city.clerk@sanjoseca.gov>; CouncilMeeting <CouncilMeeting@sanjoseca.gov>; Cortese, Dave [REDACTED]; [REDACTED] <governor@governor.ca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; Mike Wasserman

[REDACTED] Supervisor Simitian

[REDACTED] Salazar, Erika

**Cc:** Adrian Avila [REDACTED] Cecilia Chavez [REDACTED]

**Subject:** Re: Item 1. Orders of the Day, Item 8.3 Rent Suspension, Comment from "Affected Tenant" of Temporary Moratorium on Evictions related to COVID-19 Virus

[External Email]

I am an affected tenant at property: [REDACTED], and I am unable to pay rent for the month of April, 2020 due to the Emergency Declarations related to COVID-19 and will be unable to pay for the duration of the pandemic due to the inability to work. I have notified my Landlord Kristin Leary Property Manager of Real Estate Connections that I will be exercising my right of the Temporary Moratorium on Evictions related to COVID-19 Virus and provided documentation of loss of income due to COVID-19.

I am a husband and father. I rent a 1 bedroom apartment because it is impossible to rent a larger home with San Jose's high rent rates. Due to the shelter-in-place order, my wife is a non-essential worker, can not work from home and filed for unemployment. In addition my 9 year old son is practising distant learning and home schooled by my wife. Like many families, much of our income has thinned due to stocking up on groceries, cleaning supplies, gloves and face coverings, all of which is out of our budget.

Santa Clara County public health officials reported 1,224 people have now tested positive for COVID-19. The countywide COVID-19 death toll has reached 42. More than 50 percent of the deaths (22 of 42) have occurred in the last 10 days. Santa Clara County has the highest number of deaths per every 100,000 residents at 2.1. The average rent is \$2,711 for a one-bedroom in San Jose, 105% higher than the national average of \$1,321. Lastly, a record of 65 million people filed for unemployment.

With that said, I am in support of Councilmembers Magdalena Carrasco and Raul Peralez's memo urging for rent suspension. This rent suspension is the only true resolve that the eviction moratorium does not address. I urge that the City Council hear this issue, agendaize and prioritise it, and vote to support it.

I am also urging for the City of San Jose, County of Santa Clara, State of California and federal government to adopt the rent suspension and have protections in ways the current moratorium doesn't.

Please see attached.

April 7, 2020

**To:** City of San Jose Mayor Sam Liccardo, [mayoremail@sanjoseca.gov](mailto:mayoremail@sanjoseca.gov)  
City of San Jose District 1, Vice Mayor Charles "Chappie" Jones, [District1@sanjoseca.gov](mailto:District1@sanjoseca.gov)  
City of San Jose District 2, Councilmember Sergio Jimenez, [District2@Sanjoseca.Gov](mailto:District2@Sanjoseca.Gov)  
City of San Jose District 3, Councilmember Raul Peralez, [District3@Sanjoseca.Gov](mailto:District3@Sanjoseca.Gov)  
City of San Jose District 4, Councilmember Lan Diep, [District4@Sanjoseca.Gov](mailto:District4@Sanjoseca.Gov)  
City of San Jose District 5, Councilmember Magdalena Carrasco, [District5@Sanjoseca.Gov](mailto:District5@Sanjoseca.Gov)  
City of San Jose District 6, Councilmember Devora "Dev" Davis, [District6@Sanjoseca.Gov](mailto:District6@Sanjoseca.Gov)  
City of San Jose District 7, Councilmember Maya Esparza [District7@Sanjoseca.Gov](mailto:District7@Sanjoseca.Gov)  
City of San Jose District 8, Councilmember Sylvia Arenas [District8@Sanjoseca.Gov](mailto:District8@Sanjoseca.Gov)  
City of San Jose District 9, Councilmember Pam Foley [District9@Sanjoseca.Gov](mailto:District9@Sanjoseca.Gov)  
City of San Jose District 10, Councilmember Johnny Khamis, [District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)  
County of Santa Clara, Supervisor Mike Wasserman District 1, [REDACTED]  
County of Santa Clara, Supervisor Cindy Chavez District 2, [REDACTED]  
County of Santa Clara, Supervisor Dave Cortese District 3, [REDACTED]  
County of Santa Clara, Supervisor Susan Ellenberg District 4, [REDACTED]  
County of Santa Clara, Supervisor Joe Simitian District 5, [REDACTED]  
California Governor Gavin Newsom, [governor@governor.ca.gov](mailto:governor@governor.ca.gov)  
United States of America President Trump,  
Office of the United Nations High Commissioner for Human Rights (OHCHR)  
Palais Wilson, Communications issued by the Special Rapporteur on the right to adequate housing, [REDACTED]

**From: Mr. and Mrs. Valle**

**Re: Item 1. Orders of the Day, Item 8.3 Rent Suspension, Comment from “Affected Tenant” of Temporary Moratorium on Evictions related to COVID-19 Virus**

I am an affected tenant at property: [REDACTED], and I am unable to pay rent for the month of April, 2020 due to the Emergency Declarations related to COVID-19 and will be unable to pay for the duration of the pandemic due to the inability to work. I have notified my Landlord Kristin Leary Property Manager of Real Estate Connections that I will be exercising my right of the Temporary Moratorium on Evictions related to COVID-19 Virus and provided documentation of loss of income due to COVID-19. This includes:

- Documents showing that I or my spouse lost my job and or lost hours as a result of COVID-19
- Documents showing that I or my spouse filed for unemployment as a result of COVID-19
- Documents showing my child's school has closed because of COVID-19
- Documents of City of San Jose COVID-19 Eviction Moratorium Required Notice
- Documents of City of San Jose COVID-19 Urgency Notice No. 30381 - Temporary Moratorium on Evictions
- Documents of State of California COVID-19 Executive Order N-28-20

I am a husband and father. I rent a 1 bedroom apartment because it is impossible to rent a larger home with San Jose's high rent rates. Due to the shelter-in-place order, my wife is a non-essential worker, can not work from home and filed for unemployment. In addition my 9 year old son is practising distant learning and home schooled by my wife. Like many families, much of our income has thinned due to stocking up on groceries, cleaning supplies, gloves and face coverings, all of which is out of our budget.

Santa Clara County public health officials reported 1,224 people have now tested positive for COVID-19. The countywide COVID-19 death toll has reached 42. More than 50 percent of the deaths (22 of 42) have occurred in the last 10 days. Santa Clara County has the highest number of deaths per every 100,000 residents at 2.1. The average rent is \$2,711 for a one-bedroom in San Jose, 105% higher than the national average of \$1,321. Lastly, a record of 65 million people filed for unemployment.

As an affected tenant, I am in support of Councilmembers Magdalena Carrasco and Raul Peralez's memo urging for rent suspension. This rent suspension is the only true resolve that the eviction moratorium does not address.

The Urgency Ordinance No. 30381 is intended to prevent avoidable homelessness and eviction of affected tenants in the City whose income and ability to work is affected due to COVID-19. The purpose of the Ordinance is to promote housing stability during the COVID-19 pandemic and to prevent avoidable homelessness. I am an affected tenant and my family has suffered anxiety and stress in this City whose employment and income has been affected by the COVID-19 pandemic and shelter-in-place orders. Although I am temporarily exempt from eviction for non-payment of rent, this ordinance is only for sixty (60) days from March, 17, 2020, and should be extended by the City Council for the duration of this pandemic.

Although the ordinance does give some relief, the ordinance does not protect me from debt after the moratorium. Without a rent suspension in place, the moratorium in itself will cause housing instability and homelessness after sixty (60) days from March, 17.

Strangely, my Landlord has responded to my notification with “We do have a REC form that we would like you to fill out for our records. The rent will still be due and we can work on a payment plan to help with the financial situation”. This REC form is titled as “Real Estate Connections Tenant Request for Accommodation, REQUEST FOR PAYMENT PLAN AS A RESULT OF COVID-19 (CORONAVIRUS)”. This type of response can make an affected tenant like myself feel unsafe.

Although I am protected as stated in the ordinance, I am calling on the City of San Jose for rent suspension and to insure my moratorium protections.

My Landlord is: Kristin Leary  
Property Manager, BRE #: 01966933  
Real Estate Connections



Governor Gavin Newsom’s EXECUTIVE ORDER N-28-20 has protections against residential eviction in effect through May 31, 2020. The Order protects evictions due to nonpayment of rent, or a foreclosure, arising out of a substantial decrease in household or business income (including, but not limited to, a substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, or a substantial decrease in business income caused by a reduction in opening hours or consumer demand), or substantial out-of-pocket medical expenses; and the decrease in household or business income or the out-of-pocket medical expenses described in subparagraph (i) was caused by the COVID-19 pandemic, or by any local, state, or federal government response to COVID-19, and is documented.

Although the order protects me currently from eviction, it does not protect me from the obligation to pay rent, nor restrict my Landlord, Real Estate Connections’s ability to recover rent due after the order.

I am calling on the City of San Jose, County of Santa Clara and State of California for a rent suspension.

Although the federal government has in place The Coronavirus Aid, Relief, and Economic Security Act, S. 3548, and is appreciated, this is by far not sustainable, nor is it inclusive of undocumented people, rent suspension in itself can resolve many of the concerns.

I call on the federal government to support the rent suspension and relief for undocumented people.

The Universal Declaration of Human Rights (UDHR) adopted by the UN General Assembly in 1948, Article 25 (1) has protection against forced evictions states stating: "Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control."

The COVID-19 pandemic, and all local, state and federal shelter-in-place orders are beyond my control.

The International Covenant on Economic, Social and Cultural Rights, adopted and opened for signature, ratification and accession by General Assembly resolution 2200A (XXI) of 16 December 1966, entry into force 3 January 1976, in accordance with article 27, PART III, Article 6 states: "The States Parties to the present Covenant recognize the right to work, which includes the right of everyone to the opportunity to gain his living by work which he freely chooses or accepts, and will take appropriate steps to safeguard this right." Article 7 further states "The States Parties to the present Covenant recognize the right of everyone to the enjoyment of just and favourable conditions of work which ensure, in particular: A decent living for themselves and their families in accordance with the provisions of the present Covenant; and Safe and healthy working conditions".

Due to the COVID-19 pandemic, and all local, state and federal shelter-in-place orders, I and or my spouse's right to work and ability to a decent living for ourselves and our family has been stripped.

With that said, I am in support of Councilmembers Magdalena Carrasco and Raul Peralez's memo urging for rent suspension. This rent suspension is the only true resolve that the eviction moratorium does not address. I urge that the City Council hear this issue, agendaize and prioritise it, and vote to support it. In addition, although I have provided documentation of loss of income due to COVID-19, I further urge that the City not make renters prove the extra burden of demonstrating the impact of COVID-19, the economic devastation is apparent enough.

We hope the City Council takes the moral, right, sensible and necessary step for the immediate preservation of the public peace, health or safety” in accordance with Section 605 (d) of the City Charter to support San Jose families and vote for a rent suspension.

Sincerely,

Mr. and Mrs. Valle

[REDACTED]

[REDACTED]

[REDACTED]

**From:** rosemary wang

**Sent:** Tuesday, April 7, 2020 12:35 PM

**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>

**Subject:** To the council of San Jose on the upcoming agenda to freeze rental payments

[External Email]

To the council members of San Jose,

The upcoming agenda to pause all rent payments for 3 months has some serious issues that need to be addressed. As landlords we fully agree with helping renters in this trying time. While halting rental payments is understandable it will causing crippling issues in the economy later if these benefits are not also extended to landlords and other homeowners. Many landlords rely on rental income to either pay off their mortgages or as a way to sustain themselves. Without rental income coming in and mortgages to pay these landlords will be hard hit and often be unable to pay and therefore cause more economic hardship and damage.

We ask the council that they also ask mortgage companies to halt payments until the pandemic is over as well as pause property taxes, insurance fees, city license fees, and any other miscellaneous fees.

Many landlords are also assisting their renters in this trying time by either pausing rental payments themselves or reducing them until the economy can recover once again. We wish for a solution where renters and their landlords are working together to get through this crisis instead of against each other. We firmly believe that extending the cessation of rental payment into cessation of property taxation and mortgage payment will be a good solution. There is also emergency city funding that can be utilized to help both landlords and renters to this end as well. We ask that the emergency city funding be used to help fund emergency maintenance since landlords may not be able to fund them at this time.

We implore the council members of San Jose to consider the fact that if landlords cannot pay their mortgages then the economic damage would harm both landlords and their tenants. Not only would landlords face the possibility of losing their own homes but so would the tenants as well. Thank you

Sincerely,

Rosemary Wang



From: Shirley Oertel  
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 Sam Liccardo and Councilmember Johnny Khamis,

As a resident of District 10, 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,

Shirley Oertel

From: Jazmin Flores  
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 Perez's proposal for a rent pause, which will be heard at the April 7th City Council meeting.

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Sincerely,

Jazmin Flores

From: Maria Del Carmen Osnaya  
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 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.

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Sincerely,

Maria Del Carmen Osnaya

From: Uriel Pérez  
Sent: Monday, April 6, 2020 6:15 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.

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Sincerely,

Uriel Pérez

From: Alissa Fisher <  
Sent: Monday, April 6, 2020 6:14 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 Johnny Khamis,

As a resident of District 10, 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.

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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,

Alissa Fisher

**From:** Fran Low

**Sent:** Monday, April 6, 2020 6:14 PM

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

**Subject:** 90 Day Rent Suspension

[External Email]

Dear May Liccardo,

This proposal of a 90 day rent suspension, while being beneficial to renters, what about the property owners. I am not a huge conglomerate that can afford not receiving rent from my renters on a regular monthly basis. I am a 79 year old retired person counting on my rental income to live on. I have mortgage payments, property taxes, insurance, HOA fees, repairs, just to name a few. While I'm willing to work out payment plans with the tenant, I won't have the same options to work out my payments. Please reconsider this proposal. It's not a good idea.

Regards,  
Fran Low

**From:** Aram Basseri

**Sent:** Monday, April 6, 2020 6:14 PM

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

**Subject:** Opposing Rent suspension for 90 days

[External Email]

To

the office of mayor,

As a landlord me and my family are extremely worried about this new proposal by city of San Jose

“ Rent Suspension for 90 days”

Our income both my wife and I are impacted by shelter in house rules. As matter of fact my wife is an hourly employee and since her office is shut down due to COVID-19, she is not being paid and now with “Rent suspension for 90 days” proposal we would lose the rent for our property as well while we are still responsible and have to pay our monthly bills such as paying mortgage on time for our rental property as well as paying its insurance, HOA and other related costs.

Needless to say, if this proposed legislation goes through, we won't be able to pay its mortgage or its other bills. This will be **Catastrophic** for my family.

We are strongly opposing this proposal

Regards,

Aram Basseri

From: Rubén Nuño  
Sent: Monday, April 6, 2020 6:11 PM  
To: The Office of Mayor Sam Liccardo  
Subject: rubennuno@rocketmail.com

[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,

Rubén Nuño



From: Mariel Ramirez  
Sent: Monday, April 6, 2020 6:11 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 Perez,

As a resident of District 3, 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.

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.

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Sincerely,

Mariel Ramirez

**From:** JulieP Vuong  
**Sent:** Monday, April 6, 2020 6:11 PM  
**To:** District2 <District2@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>  
**Subject:** Please vote NO on 90-Day Rent Suspension

Dear Mayor Liccardo and City Council,

I am a resident in the District 2.

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.

If you vote YES for this proposal you urge to vote YES to suspend the county's property tax, lender's mortgage interest and vendors' utility bills imposed on the units. And now you can see how problematic and unconstitutional this proposal is. This is not the right solution!

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.

Thank you very much!

Best Regards,

Owner

**From:**

**Sent:** Monday, April 6, 2020 6:14 PM

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

**Subject:** The proposal authored by city council against landlords

[External Email]

hi,

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 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.

Vivian wang

Sent from my iPhone

From: Gabby Clemente  
Sent: Monday, April 6, 2020 6:14 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.

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,

Gabby Clemente

From: Beatriz Perez <  
Sent: Monday, April 6, 2020 6:10 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.

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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,

Beatriz Perez

**From:** Ray Chen

**Sent:** Monday, April 6, 2020 6:10 PM

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

**Subject:** Strongly Opposing "rent Suspension"

[External Email]

Let

us be fair ! We know tenants got impacted by COVID-19, but same for property owners.

Landlords have mortgage, property tax, insurance, utilities & maintenance to pay. The problem had been addressed by the State & Federal governments with very generous benefits.

Employees who lost their job can get 40% of their salary + \$600/week. Self-employed could get SBA free \$10,000!

If city would like to help, please chip in from the city's reserve. Using property owner's (voters') money alone to subsidy is not only unconstitutional, it's completely out of the line. Prohibit owners to collect rent is irresponsible, unreasonable & absurd Property Owners, esp senior citizens and families, have bills to pay and need food for their family & children too.

I strongly oppose this unprecedented proposal !

San Jose resident & voter,

Your Name

## Covid-19 Emergency Rent Forgiveness 4.6.20

To all concerned:

Elections have their consequences. Councilmembers Magdalena Carrasco and Raul Peralez authored an April 3, 2020 Memorandum entitled Rent Suspension. In short, it recommends Emergency Legislation forgiving rent and forbidding future repayment running from April 1 through May and June, 2020.

I have witnessed the Council's approach to rent control for years and the dubious assumptions which has become the bulwark of their decisions. This Memorandum has several:

1. Property providers are only concerned with money and have no compassion for those effected by the pandemic.
2. Property providers are going to demand all back rents be paid immediately upon lifting the eviction moratorium. The owner is thought too corrupt to arrange manageable return payments over a period of six months, twelve or longer, without City interference.
3. It is more than likely that any income property owner, who has purchased with a normal down payment in the last five years does not now have a positive cash flow.
4. Why would this Council want to be part of an unconstitutional "Taking" of private property? This can potentially ruin many property owners. What happens if we are still in this pandemic longer than the end of May?
5. As used before, the Average Rent for housing units group studios in the \$1,200 range to luxury homes in the \$6,000 together to make the absolutely highest rent, \$3,941, while Housing has actual figures at their fingertips.
6. It says that major banks, mortgage companies and lenders have agreed to forgo penalties on housing loans, some will accept interest payments only, some will forgo payments entirely, but I see no bank, mortgage company or lender forgiving back payments with interest accrued.
7. San Jose has shown a thinly veiled antagonism toward property owners beginning with the five-year battle which brought a highly imbalanced Apartment Rental Ordinance, a Tenant Protection Ordinance, an Ellis Act Ordinance, an overbearing increase in Property Transfer Taxes, an Eviction Moratorium and now a ruinous Rent Forgiveness proposal. It appears to me that this City is trying to kill its housing stock. The question is Why?

David Eisbach, Owner, Manager, Broker, Citizen

**From:** Michael Cheng

**Sent:** Monday, April 6, 2020 6:09 PM

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

**Subject:** Rent Suspension proposal

[External Email]

Sam,

The proposal to suspend rent is obviously flawed in its conception. If I can't collect rent on behalf of myself and 24 local landlords, it places a tremendous, unfair burden on all of our ability to continue to provide quality housing that is so desperately needed. So, unless landlords get property tax, HOA, utilities, insurance, maintenance, and mortgage relief, the only viable option we'll have, if we can't collect rent, is to keep or turn these properties vacant indefinitely.

So, I hope you vote no on this unfair and ill-conceived proposal.

**Michael Cheng**

Investment REALTOR®



-----Original Message-----

From: Rolanda Yang

Sent: Tuesday, April 07, 2020 1:58 PM

To: City Clerk <city.clerk@sanjoseca.gov>; Liccardo, Sam <sam.liccardo@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>

Subject: Rent Suspension


[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. 

Rolanda Yang

**From:** lily c

**Sent:** Monday, April 6, 2020 8:30 PM

**Subject:** Rent Suspension proposal can lead to landlord's financial difficulties

[External Email]

To

Whom It May Concern,

I would like to express my stern opposition over the rent waiver proposal that has been proposed by San Jose Councilmembers Magdalena Carrasco and Raul Perez.

I would like to share with you that I know many landlords who are in my situation. Our monthly rent income is actually significantly less than our liabilities from the investment home. We have to pay more for our monthly mortgage payment, property tax, housing insurance, repair and modification for our investment property than the rent we receive. We depend on the rent income to help pay for the maintenance, mortgage, and taxes of our properties. While the CARES Act allowed us to defer our mortgage payment, the amount we still need to be paid eventually. We are also not exempt from property taxes during this economic crisis either.

I empathize with those who have lost their jobs and have trouble paying their rent. However, many landlords like me are in the same situation being temporarily unemployed due to the shelter in place order and closure of non-essential services. Our only income is from rent and from unemployment fund and it does not cover for all of our liabilities from our investment properties. I concur with the state's decision to suspend eviction of tenants who can not pay rent, and I am willing to work with my tenants to come up with a plan if they cannot afford rent during this crisis; however, simply waiving rent for 3 months will be detrimental to landlords. I fear this may also lead to longer term economic consequences such as foreclosures and bankruptcies.

I strongly urge the City of San Jose to reject this proposal.

Thank you,

Sincerely,

Lily

**From:** gayle stevens-chisholm  
**Sent:** Tuesday, April 07, 2020 1:49 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** SAN JOSE PROPOSED 3 MONTH RENT WAIVER

[External Email]

We are owners of one rental property in the San Jose city limits. We heard about the recent proposal to waive the tenants rent for 3 months, with no payback for the landlords.

WE STRONGLY OBJECT TO THIS PROPOSAL!

Why should the burden be placed on the landlords? We have had nothing to do with the government orders of shelter in place so people cannot work. We are in the same situation.

This proposal will reduce our annual rental income by 25%. Considered as a small business in San Jose, the landlords still have to pay for a license, mortgages and property taxes with no compensating 25% decrease.

This proposal will not correct anything but add to the problem, putting us out of business. Then renters could lose their home.

We are not rich. We are retired and can't afford to lose 25% of our income. I'm sorry renters can't afford to pay but are the mortgage companies "giving" us 3 months of free and clear mortgages? NO. Is the county slashing the property taxes to pay only for 9 months rather than 12 months? NO. Is the city of San Jose going to refund us for \$50 of the annual business license? I'll let you answer that one.

We as landlords have financial obligations to meet. Renters also have a financial obligation to meet.

We have worked hard to be able to provide a living space for someone. We are fair landlords and will by all means work with our renters about paying their rent, if need be. But for the city to offer free rent and take money out of our pockets with no payback is OUTRAGIOUS!

Perhaps the city of San Jose or Federal Government should reimburse the landlords for the 3 months of free rent. We the landlords had nothing to do with all this mess and should not pay for the bail out.

Please consider and VOTE NO to this proposal!

Stuart Chisholm

Gayle Stevens

**From:** Sharon Taur  
**Sent:** Tuesday, April 07, 2020 1:49 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Sharon Taur <  
**Subject:** San Jose 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. Thank you!

Sincerely Yours,  
Sharon Taur

From: samia abdelmessih <  
Sent: Monday, April 6, 2020 8:56 PM  
To: The Office of Mayor Sam Liccardo  
Subject: RENT SUSPENSIONS NEW RULES PROPOSAL

[External Email]

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. Please also keep in mind, myself as retired who collect \$900 per month from my retirement I survive month to month from collecting the rent from my rental property, in this case who will take care of my needs if I don't collect rent? Not all landlords are rich, many of us surviving by collect rent from our tenant

Sent from my iPhone

**From:** Melanie Griswold [mailto:mgriswold@republic-urban.com]

**Sent:** Tuesday, April 7, 2020 1:41 PM

**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>

**Cc:** Michael Van Every <mvanevery@republic-urban.com>

**Subject:** AGENDA ITEM 8.3

[External Email]

Councilmembers,

On behalf of Republic Urban LLC, I am writing to express our opposition to Item 8.3 on the April 7, 2020 agenda.

Republic Urban is deeply committed to developing and maintaining San Jose's housing stock and to ensuring that all residents of San Jose have safe and adequate shelter. In addition to the 2,000+ units that Republic Urban currently owns and/or manages, Republic Urban has hundreds more in the pipeline, including 2 projects in San Jose that include substantial affordable components that are projected to provide approximately 175 additional affordable units within the next 3 years.

The measure on today's agenda, while laudable in its goals to protect tenants and preserve rental housing, will create substantial economic issues that are likely to frustrate rather than improve the plight of tenants. As set forth below, there are other means that can better protect tenants and deter opportunistic evictions.

As Council is well aware, COVID-19 has stopped almost all construction and shuttered all but a few essential businesses. The financial impacts of COVID-19 are not just being felt by tenants, they are also being felt by developers, commercial landowners, affordable housing providers and owners of rental units large and small. Mortgage forbearance is not available for construction loans nor does it apply to private financing. Developers and owners of rental units continue to pay interest, property taxes and other expenses while buildings remain unoccupied, unable to lease and unable to be completed.

Eliminating any incentive or obligation to pay rent will further push developers and rental owners towards bankruptcy. We only need to look to the financial crisis of 2008 to understand the devastating effects that bankruptcies can cause. When the Obama administration decided to bail out the banks and other institutions, it wasn't because of a desire to protect large businesses. It was an understanding that failure at the top impacts everyone.

For the same reason that the federal government has stepped in to protect small business owners so that they can continue to provide employment once this crisis passes, City Council should not take any action that would effectively prevent rental owners from remaining solvent and developers from continuing to build rental housing.

A better alternative as SV@Home has proposed, is to require tenants to pay what they can during this crisis.

Another measure that City Council should consider is to prohibit any increase in rent when a unit has become vacant during the COVID-19 crisis or due to a COVID-19-related reason. Landlords already have a financial incentive to work with tenants to ensure that their units remain occupied and continue to produce at least some rent. If there is no financial incentive opportunistically evict tenants to attain higher rental values, landlords will be more likely to work with their tenants to accommodate them.

Thank you for your consideration.

**Melanie Griswold**  
**Development Director & Counsel**

**REPUBLIC URBAN PROPERTIES**



**From:** seigitado@aol.com  
**Sent:** Tuesday, April 7, 2020 1:46 PM  
**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>  
**Subject:** Rent Suspension: Agenda item 8.3 on 4/7/20 council mtg

[External Email]

Dear Mayor and Council members

Eviction moratorium already protects tenants from eviction due to partial or non-payment of rent for as long as the moratorium is in effect. What purpose over and above the eviction moratorium is served by the rental suspension?

Prior argument by tenant advocates is that the tenants have a hard time paying rent on a monthly basis. How then will the tenants who get their entire rent suspended for three months ever going to pay for any or all of the back rent? If gov't relief is available to the needy tenants, why is rent suspension necessary? This is an insidious action to guarantee free rent to the tenants forever.

This imposes enormous financial hardship on Mom and Pop Housing Providers who have more financial obligations than tenant; therefore more to lose..

Moms and Pops are the majority providers of rentals for the low income people; yet we are persecuted and punished as evidence by volumes of ordinances.

What have we done to deserve this? Is it that we are the most vulnerable to such abuse?

I am appalled by some of our elected officials violating all that is decent, ethical and moral by this heinous proposal. Our constitutional rights as housing providers are trampled by layers of biased ordinances.

Providers are willing to work with the tenants to see them through this and some already have plans to do so on a case by case basis by giving tenants financial relief.

In lieu of imposing additional financial hardship on only the providers why not propose city financial relief to tenant during this trying time caused by gov't shutdown in response to the current covid invasion? Stay safe!!!

Respectfully,

Seigi Tadokoro, Small property owner/resident of San Jose.

**From:** Helena Choi <

**Sent:** Monday, April 6, 2020 8:32 PM

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

**Subject:** Opposition to Ordinance

[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.

Helena Choi

**From:** Zheng Li

**Sent:** Monday, April 6, 2020 10:54 PM

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

**Subject:** Strongly opposing "Rent Suspension"

[External Email]

Dear Mayor,

I Strongly oppose "Rent Suspension"

Both landlords and tenants got hit by the COVID-19 hardly. I lost my job and have no additional money to pay mortgage and property tax. Now your administration wants us to waive 3 months rent to the tenants. Let us be fair. We know a lot of tenants got impacted by COVID-19.

This problem has been addressed by California government and federal government with 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.

Sincerely,

Zheng Li

From: Haydee Guzman  
Sent: Monday, April 6, 2020 11:05 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 Johnny Khamis,

As a resident of District 10, 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 Taqueria Tlaquepaque. I lost my job. I'm not working in all. The restaurant were I used to work is extremely slow and they hiring only like 3 peoples. I'm having a very hard time cause I don't have money to pay the rent I have 2 kids and I don't want to lose a place to live.

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,

Haydee Guzman

**From:** MARTHA MIROYAN

**Sent:** Monday, April 6, 2020 11:05 PM

**To:** District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:**

[External Email]

Dear Mayor Liccardo & Councilmembers,

I am a property owner and landlord in San Jose who has worked hard to care for my properties and the residents who call my properties home. Like many 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, my mortgage, my taxes and my utilities. However, the proposal authored by Councilmembers Carrasco and Peralez to prohibit property owners from collecting any rent for 3 months from tenants who have suffered a COVID-19 related income loss, and make it illegal for me to recover any lost rent after the ordinance expires, would place 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.

While deferring rent may be necessary temporarily, being forced to forgive rent would leave me unable to pay the mortgage, property taxes, insurance, utilities or the vendors who service the units. The domino effect of this proposal is catastrophic.

As an owner of rental properties, 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. If I am able to get assistance, I would still be required to pay the deferred amount in full, it is not forgiven.

I ask the City Council to focus on real solutions to this crisis, such as financial assistance or loans to tenants to help them pay rent. There are Measure E dollars or other resources that could be used for loans or debt forgiveness.

Sincerely,

Martha Miroyan

**From:** MINNY LEE <

**Sent:** Monday, April 6, 2020 11:07 PM

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

**Subject:** Strongly Opposing "Rent Suspension"

[External Email]

Dear Sir:

Let us be fair ! We know tenants got impacted by COVID-19, but same for property owners.

Landlords have mortgage, property tax, insurance, utilities & maintenance to pay. The problem had been addressed by the State & Federal governments with very generous benefits.

Employees who lost their job can get 40% of their salary + \$600/week. Self-employed could get SBA free \$10,000!

If city would like to help, please chip in from the city's reserve. Using property owner's (voters') money alone to subsidy is not only unconstitutional, it's completely out of the line. Prohibit owners to collect rent is irresponsible, unreasonable & absurd Property Owners, esp senior citizens and families, have bills to pay and need food for their family & children too.

I strongly oppose this unprecedented proposal !

San Jose resident & voter,

Minny Lee and Family

**From:** Marcie Paul <

**Sent:** Monday, April 6, 2020 11:09 PM

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

**Subject:** GET A GRIP

[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.

Honestly, who do you think you are? You are supposed to serve the entire city—not just who you WANT to serve at the moment. Good luck getting re-elected with decisions like this. As for me and my family? We're outta here. This is so far over the top there is no way we can live here.

From: Jared Garcia Nava <  
Sent: Monday, April 6, 2020 11:09 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 Pam Foley,

As a resident of District 9, 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 Hanna Andersson Valley Fair Mall. I lost my job by the store closing down but before that I lost my hours because of COVID-19. It's affecting because I have bills to pay and I already file unemployment already it's taking a long time.

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,

Jared Garcia Nava



From: Angel Lopez <  
Sent: Monday, April 6, 2020 11:13 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 Johnny Khamis,

As a resident of District 10, 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 Real Estate. We have lost potential clients and transactions who lost their jobs.

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

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Sincerely,

Angel Lopez

From: Annmarie Lucchesi <  
Sent: Monday, April 6, 2020 11:13 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.

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Sincerely,

Annmarie Lucchesi

From: tina wong <  
Sent: Monday, April 6, 2020 11:14 PM  
To: The Office of Mayor Sam Liccardo  
Subject: Strongly Opposing "Rent Suspension"

[External Email]

Let us be fair ! We know tenants got impacted by COVID-19, but same for property owners.

Landlords have mortgage, property tax, insurance, utilities & maintenance to pay. The problem had been addressed by the State & Federal governments with very generous benefits.

Employees who lost their job can get 40% of their salary + \$600/week. Self-employed could get SBA free \$10,000!

If city would like to help, please chip in from the city's reserve. Using property owner's (voters') money alone to subsidy is not only unconstitutional, it's completely out of the line. Prohibit owners to collect rent is irresponsible, unreasonable & absurd Property Owners, esp senior citizens and families, have bills to pay and need food for their family & children too.

I strongly oppose this unprecedented proposal !

San Jose resident & voter,

Tina Wong

Sent from my iPhone

From: B Soul <  
Sent: Monday, April 6, 2020 11:19 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.

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Sincerely,

B Soul

rom: Puakip Puakip

Sent: Monday, April 6, 2020 11:20 PM

To: The Office of Mayor Sam Liccardo

Subject: Free Rent Bill --- Individual landlords cannot afford this

[External Email]

Mayor,

I am a landlord of a small condo. That rental money every month pays part of my mortgage. We do not have enough money without it. We struggled to get where we are and now you will cause the bank to take our home away because we cannot pay for our own mortgage.

Before you give free money away which is not yours, you should figure out how San Jose will repay the landlords. You don't realize that this will cause a cascade down effect. The bank is certainly not going to let us not pay our mortgage without catching up with the payments.

We are out of work. No paycheck from employer now. If you want to give money away, GIVE YOUR OWN MONEY.

Regards,  
Helene

From: Gladis Gallardo  
Sent: Monday, April 6, 2020 11:20 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 Vice Mayor Charles "Chappie" Jones,

As a resident of District 1, 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 UFCW UNION LOCAL5. I was laid off on 03/30/2020 Cannot pay rent this month of April.

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Sincerely,

Gladis Gallardo

From: Alix Miranda Lopez <  
Sent: Monday, April 6, 2020 11:20 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 I work at Arillaga family dinning commons. I have lost all of my hours so I know how difficult it is to make rent.

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Sincerely,

Alix Miranda Lopez

From: Rosa Ponce  
Sent: Monday, April 6, 2020 11:21 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 Pam Foley,

As a resident of District 9, 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 Alum Rock school District. Para proximo mes no creo acompletar mi renta.

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Sincerely,

Rosa Ponce



From: Gabriel Romero <no-reply@wpusa.org>  
Sent: Monday, April 6, 2020 11:21 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 Flores transmission.

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

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Sincerely,

Gabriel Romero

**From:** Helen Nguyen

**Sent:** Monday, April 6, 2020 9:49 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** I STRONGLY Oppose the San Jose City Council's Effort to Prohibit Owners from Collecting Rent I

[External Email]

*Dear Mayor Liccardo and City Council members,*

*I am a managing agent 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 a managing agent 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,

Best Regards,

**Helen Nguyen, Community Assistant Director, Lion Villas Apartments**

**From:** L

**Sent:** Monday, April 6, 2020 9:49 AM

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

**Cc:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** We are in tears We will lose our home and rental houses.

[External Email]

Mayor Liccardo -

We just learned of the idea proposed by two council members to eliminate rental payments for the next 3 months and who knows how long after that.

We are absolutely in tears about this very bad idea. Why does the city hate us so ? All that we want to help house families. We are landlords. Why is that so bad ? We live here and work here and have bills to pay.

Landlords are human beings, too ! We are impacted by this virus, too !

We manage 2 small rental houses. One belongs to my 92 year old mother, whom we care for at home. We are very concerned about her health in this crisis.

I do not dare tell her that the city is looking to strip her of *her only source of income*. The stress in itself will make her even more susceptible to the corona.

Why does the city want to harm this senior who has never hurt anyone in her life ??

Our other rental house was purchased by my wife and I through many years of scrimping and saving while raising our children. It was meant to carry us through bad times, such as we have now. We ALL have bad times now. Why does the city seek to punish us for working hard ??!!!

My wife has lost her regular job in catering. I am now barely making ends meet as a food delivery driver.

The money from our modest rentals pays our taxes, your salary and pension, and our medical bills.

If you want to help tenants who struggle, please take it from the council's 8.5 % guaranteed pension increases. Can't that be put on hold for the good of the community ?

Why not use the money from transient occupancy taxes to help tenants, as they have done in Redwood City ?

We have already spoken with our tenants - Kyle and Maria and their kids, Ferd and Natalie. They are okay for now. We have offered them a rent reduction as a courtesy as they are concerned about Kyle's job in heavy construction. That is only fair and we do not mind working with them. Kyle and Maria would be appalled to find out that the city wants to spit on hardworking landlords who have only been decent to their tenants all these years.

We have talked to my elderly mother's tenants - Louis, Mattie and Kim. They are doing okay. Mattie was furloughed but keeps her health benefits. Louis and Kim run an online business. Their income is steady for now. We asked if they wanted a rent reduction and they declined as there rent is under market and they know that we have always been fair with them.

As I write this, my wife, Christina is sobbing in the corner. She cannot understand why the city seeks to destroy our only financial cushion at the worst possible time. Without doubt, not collecting the rent for months on end will cause us to lose our rental houses and very likely our own home, as well.

Sad beyond words.

Perry and Christina Rivera

**From:** Verarmay  
**Sent:** Monday, April 6, 2020 9:48 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** San Jose Rent

[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.*

**From:** Edwin Stafford  
**Sent:** Monday, April 6, 2020 9:48 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** For Council members to consider on Tuesday

[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.*

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*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.*

Ed Stafford, Owner of rental property at [REDACTED], San Jose

**From:** John Bovone  
**Sent:** Monday, April 6, 2020 9:48 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** San Jose Housing

[External Email]

Dear Mayor Liccardo and 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.

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John Bovone  
Western Management