

From: Johnny Lyn <

Sent: Monday, April 6, 2020 9:47 AM

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

Subject: Illegal - SJ Free Rent Ordinance

[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: Srini Sudireddi
Sent: Monday, April 6, 2020 9:46 AM
To: City Clerk
Subject: Regarding proposed ordinance to prohibit owners from collecting Rent

[External Email]

Dear Mayor Liccardo and City Council members,

I own one rental property with one tenant in San Jose - which I worked for 20 years of my life. I have to pay \$5500 as property tax (second half) by April 10th and am due to pay the mortgage every month. The city of San Jose sent me a bill to pay \$250 for owning a rental property (because I am now classified as a business) by April 15th.

I am unemployed from January 24th and figuring out my cash flow situation by borrowing from friends and family. My mortgage company needs documentation to postpone my mortgage payments regarding the rental property tenant. My single tenant is yet to give me any documentation to help me request my mortgage company for deferment of mortgage payments due. My outgoing cashflow is so high for April; even the mention of this ordinance is causing my blood pressure and health to deteriorate. You might be responsible for causing irreparable damage to me if it were to occur.

How am I supposed to pay Property tax, Mortgage, and San Jose City tax in the next ten days while I do not know whether I get rent or not? Can you make all my payments to be postponed or excused permanently for the next 90 days as is being proposed regarding the rent I am supposed to receive?

City and elected leaders should start by canceling the property tax dues and city tax dues immediately so that the smallest property owners like me, who is also going through a personal financial crisis, can weather this storm.

Both tenants and property owners are facing similar problems, and we need to solve this together. Your proposal to postpone or prohibit rent collection divides the tenants against the property owner who is trying to survive. I urge the council members to raise above this divisive politics, and find real solutions like finding the income replacement for needy tenants, help tiny businesses survive and unemployed suffering people like us. My tenant is a small business owner - who is going through a lot - you need to understand that I am yet the most modest property owner dependent entirely on my tenant's business ability to pay my payments.

I am not a company that owns not even two units - how do you want me to survive? I am looking forward to real solutions from the city, not the half baked solution being considered.

Thanks,
Srini Sudireddi

From: Edwin Stafford
Sent: Monday, April 6, 2020 9:46 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: For City Council members action 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.

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.

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

From: Phan Lydam <

Sent: Monday, April 6, 2020 9:45 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

[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.

--

Sandy Lydam, Leasing Consultant, Lion Villas Apartments

From: mary tucker <
Sent: Monday, April 6, 2020 9:45 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: DO NOT forgive rent or suspend payment!!!!!!

[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: Odis James

Sent: Monday, April 6, 2020 9:45 AM

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

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

Odis D James III | Regional Manager

From: Pam Rodgers
Sent: Monday, April 6, 2020 9:45 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: NO FREE 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 Council members 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:

Sent: Monday, April 6, 2020 9:45 AM

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

Subject: STRONGLY OPPOSING RENT SUSPENSION

I heard the councilmembers Carrasco and Peralez have a proposal for rent suspension. This is a horrible idea. I am a homekeeper, the only income I have is from my two rentals. Without the rental income, I can not pay my mortgage and personal bills. I strongly oppose the proposal. It will kill me.

Thank you!

Peter

From: jianwen wang
Sent: Monday, April 6, 2020 9:39 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Strongly Opposing "Rent Suspension" from Jackie

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.

As a San Jose resident and a USA citizen, I strongly oppose this proposal. Please forward my email to the councils.

-Jackie

From: Vivian Cai <
Sent: Monday, April 6, 2020 9:44 AM
To: City Clerk
Subject: Strongly OPPOSING "rent suspension"

[External Email]

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 and property tax 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.

As a San Jose resident, I oppose this proposal.

Vivian

Sent from my iPhone

From: Doug Laird

Sent: Monday, April 6, 2020 9:44 AM

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

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

[External Email]

Dear Mayor Liccardo and City Council members,

I have been a property owner in San Jose for over 25 years and 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.

Mortgage forbearance doesn't relieve me from paying my mortgage once this crisis has passed- it just forestalls it.

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: Ron Barber <
Sent: Monday, April 6, 2020 9:44 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Sue Barber <sue_barber@hotmail.com>
Subject: Renter Assistance During COVID-19

*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.

Also may I ask if you are aware if SCC will start waving property taxes during this challenging time?

I see that the April 10th due date did not change for these!

Our Property Manager already has procedures in-place to assist in this and related situations:

Tenants, if they are laid off or unpaid furlough and short of rent funds may defer all or a portion to be paid later.

We advise them to get unemployment and county, city, charitable outfits for financial help.

Deferred rent will be paid back on a schedule with Normal rent as tenants return to work.

They are required to show us proof of the lay off.

*Regards,
Ron Barber*

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

From: Bruce Barnes

Sent: Tuesday, April 07, 2020 2:57 PM

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

Subject: Strongly Opposing "Rent Suspension"

[External Email]

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. Prohibiting the owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

As a San Jose resident, I oppose this proposal.

Regards,
Bruce Barnes

From: Thomas Scott
Sent: Monday, April 6, 2020 9:43 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Emergency Ordinance on Rent Payments

Dear Mayor and Members of the City Council, I am writing to oppose the proposed emergency ordinance on forgiving rent payments. At worst, consideration of extreme measures like this is highly illegal and counterproductive and at best, extremely premature. Rental Property owners of all sizes are working under the same limitations as other essential services. We are scrambling to protect our employees, our residents and the general public while operating with a reduced staff and redeploying our resources for critical needs. As I write this, I have no idea how many rents we will not get under the existing state and local ordinances already in place. No one is in danger of being evicted until at well after the existing ordinances expire, and even then it will be in everyone's best interest to work with residents to avoid unnecessary vacancies and turnover costs. The city response to the crisis should not be a "one size fits all" response, as not all of our residents are impacted equally by the COVID-19 virus, and not all rental property owners can withstand a significant loss of income without impacting the quality of the housing they provide in the City. I urge you to reject this measure.

Thomas Scott, CPM

From: Wenbi Yin

Sent: Monday, April 6, 2020 9:41 AM

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

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

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: Matthias Eichstaedt

Sent: Monday, April 6, 2020 9:43 AM

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

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

Dear Mayor Liccardo and City Council members,

I am a property owner in San Jose who is actively working with all my tenants impacted, and allowing them until end of the year to pay back any deferred rent so we can all get past this together. 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.

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.

Matthias

From: Rocky Li
Sent: Monday, April 6, 2020 9:42 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Strongly Opposing "Rent Suspension"

Dear City officials:

I am a landlord in San Jose. My property already gives me negative cash flow every month after mortgage, property tax, and insurance payment.

Let us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. 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. The small landlords like me won't able to survive.

Please help,

Rocky

From: **Joan Laird**

Date: Mon, Apr 6, 2020 at 9:28 AM

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

To: <cityclerk@sanjose.ca.gov>

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. Mortgage forbearance doesn't relieve me from paying my mortgage once this crisis has passed- it just forestalls it.

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: Inder Bhandal

Sent: Monday, April 6, 2020 9:41 AM

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

Subject: Fwd: Illegal - SJ Free Rent Ordinance

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.

If landlords don't get their rent payments their properties may go into foreclosure and that's big loss for landlords and tenants. Council members should look into helping landlords to their problems.

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.

Inder Bhandal

From: Lynn <
Sent: Monday, April 6, 2020 9:40 AM
To: Liccardo, Sam; City Clerk; District5; District3
Subject: OPPOSE RENT SUSPENSION

[External Email]

Dear Sir

I am writing to oppose the proposal of RENT SUSPENSION.

I own a small townhome as a rental property in San Jose. As a landlord, I am paying the mortgage, HOA, property tax, home insurance, maintenance to be able to keep the home. If the city prohibited the owner to collect rent, I will not have sufficient funds to keep the house and will go bankrupt.

Using a property owner's money instead of the city's reserve is purely robbery and unconstitutional. If the city would like to help, please pay the tenant from the city's reserve.

Best Regards
Lynn Li

From:

Sent: Monday, April 6, 2020 9:40 AM

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

Subject: Sub: Free Rant Ordinance

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.

Sincerely,

Lucille and Joseph Tersigni

From: Bei Jia
Sent: Tuesday, April 7, 2020 3:22 PM
To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>
Subject: Do Not Suspend Rent. Be Ethical Leaders!

[External Email]

Dear Mayor Liccardo and City Council members,

**OWNING PROPERTIES IS NOT A CRIME!!
DO NOT PUNISH LANDLORDS!!**

I heard that a proposal to suspend San Jose landlord to collect rent has been submitted to the city council, and I would like to take this opportunity to express my feelings about this unethical proposal. As a small landlord, I am also significantly suffered from the coronavirus pandemics and I am facing financial challenges including HOA dues, maintenance, loan interests and principal payments, and more. I am working for the public sector as an urban planner. My professional and ethical background tells me that suspending landlords' rights to collect rent is immoral and against the core value of human society. I am sure that many landlords, including me, will likely file for bankruptcy, and the tenant will be removed by major banks and lenders, just like what happened in 2008. I understand that the COVID-19 pandemic is hurting the community significantly, and many people may be unable to pay rent during this difficult time. I and many other landlords are offering assistance to tenants, including deferring rent payment, waiving late fees, and offering reasonable discounts.

Every penny I invest in my rental properties is from my hard work, and I am proud to be a taxpayer, who is paying more than 50,000 dollars tax to federal, state, and city governments. My ability to pay tax is enabled by my rental properties. Owning properties cost money, including HOA dues, property tax, Mortgage Payments, and more. I hope the City of San Jose can find a more ethical way to combat the upcoming crisis. I am writing this email to urge you to make ethical decisions and not to ignore the benefit of our middle-class landlords.

Sincerely,
Glen Jia

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

From: Jeanette Castillo

Sent: Tuesday, April 07, 2020 3:40 PM

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

I work at Castillo's Restaurant in South San Jose. Since March 17th we have all been affected by Covid-19 due to no work and no one dining.

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,

Jeanette Castillo

From: yuqiang qin
Sent: Tuesday, April 7, 2020 3:35 PM
To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>
Subject: 20-382 RENT SUSPENSION URGENCY ORDINANCE"

Dear Sir or Madam,

We are aware that a proposed rent suspension will be discussed tomorrow. We, as small landlords in San Jose, strongly oppose this proposal.

Let us be fair. We know many tenants have been impacted by COVID-19. However, the situation is the same for property owners. We have same impact too. ! We have mortgage, property tax, insurance and HOA fees to pay as well. We are losing working hours and jobs, too. The problem had been addressed by the California state government and federal government with very generous benefits. People who lost their jobs can get 40% of their salary, plus \$600 per week from Fed. If the city would like to help, please pay tenants from the city's reserve. Using property owner's money instead of the city's reserves is obvious robbery and unconstitutional. Prohibiting owners to collect rent is purely irresponsible, unreasonable and an absurd idea. It is communism.

Further, if any government agency tries to use private property for the purpose of public use or public benefit, the action itself will be treated as "eminent domain", pursuant to which, a reasonable compensation equal to the fair market value of the lost rent should be rewarded by the government agency, and the eminent domain itself must follow certain procedures according to Government Code 7267(2) and Civil Code Section 1230-1273. So before making any decision, please consider the landlords' position to see both sides of the situation and evaluate whether it is legal to go forward.

As a landlord in San Jose, we are entitled to participate in the discussion and express our opposition to the proposal. Please let us know the dial in code or a way to participate in tomorrow's meeting.

Thank you.

John Qin

As a San Jose resident, I oppose this proposal.

From: Jenny Ng
Sent: Monday, April 6, 2020 9:40 AM
To: City Clerk
Subject: Subject: Strongly Opposing "Rent

[External Email]

Suspension"

Let us be fair. We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgag 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.

As a San Jose resident, I oppose this proposal.

Jenny

From: Melody Buchholz

Sent: Monday, April 6, 2020 9:39 AM

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

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

Subject: rent forgiveness

Dear Mayor and City Council,

I am opposed to the rent forgiveness for tenants affected by Convid 19. This affects all of us together not just tenants. If my tenants don't pay me the rent, I cannot pay the mortgage or the property taxes. That will cause another domino effect on our economy, just like 2008. I am sympathetic to their situation and losses and can work with them but they are eligible for relief that I am not. How about the city council offer loans to them to pay their rent so we can stop the domino effect.

Thank you for your consideration in this matter.

Sincerely,

Melody Buchholz

From: mike <
Sent: Monday, April 6, 2020 9:38 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Strongly Opposing "Rent Suspension"

Dear city officer,

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.

As a San Jose resident, I oppose this proposal.

Mike

From: Richard An <

Sent: Monday, April 6, 2020 9:37 AM

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

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

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.

*Sincerely,
Richard An*

From: Winnie Truong

Sent: Monday, April 6, 2020 9:36 AM

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

Subject: Oppose the San Jose City Council's Effort to Prohibit Owners from Collecting 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.

Winnie Truong

From: Simon Wang
Sent: Monday, April 6, 2020 9:33 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Opposing Rent Suspension

Hi CityClerk,

I just heard the shock news for the rent suspension proposal and this is unacceptable.

We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. I got mortgage to pay as well since I am leaving in bay area with the high property price. We are requested to pay the high property tax without any postpone. (even you can pay in partial you have to pay the penalty.) The rent 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.

Without the rent I can't maintain the property and I will not able to afford the mortgage and property taxes.

Prohibit owner to collect rent is purely irresponsible, unreasonable and absurd idea. It is communism.

As a San Jose resident and property owner, I oppose this proposal.

Simon Wang

From: Prasad Miriyala

Sent: Tuesday, April 07, 2020 3:45 PM

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

Subject: Opposing the San Jose City Council's Effort to Prohibit Owners from Collecting Rent!

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. Have you considered reducing the property tax we owe. You can not expect the small landlords like us to keep paying property tax, the utilities and mortgage while forgiving rent.

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.

Property owner

Prasad Miriyala

From: Bei Qin <

Sent: Monday, April 6, 2020 9:31 AM

To: City Clerk

Subject: Oppose the San Jose City Council's Effort to Prohibit Owners from Collecting 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 already seek 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.

Bei Qin

From: Robynn Wheeler < >
Sent: Monday, April 6, 2020 9:32 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: I urge NO on the proposed Free Rent Ordinance

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,

Robynn Wheeler
RAINTREE PARTNERS

From: nancy yu <
Sent: Monday, April 6, 2020 9:30 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Opposing "Rent Suspension"

Good morning,

I want to let you know as landlord I am struggling to pay my property tax and live very hard without rental income.

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.

Thank you and have a great day.

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

From: Denis Alonso

Sent: Tuesday, April 07, 2020 3:52 PM

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

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.

Trabajo de vendedora ambulante por mi cuenta. No he vendido nada desde hace 3 semanas, Perdí mis ventas ya que no hay eventos y yo vendo En eventos como bailes O conciertos y ahora no tengo trabajo Y no tengo para comer ni para pagar mi renta.

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,

Denis Alonso

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

From: Vicente Hernandez [

Sent: Tuesday, April 07, 2020 3:52 PM

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

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,

Vicente Hernandez

From: Genie Bernardini
Sent: Tuesday, April 07, 2020 3:52 PM
To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>
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.

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,

Genie Bernardini

From: sara francia

Sent: Monday, April 6, 2020 9:28 AM

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

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

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 distress 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 one of my tenants as I have a good relationship with them and they know we will work with them to the best of our ability. While deferring rent may be necessary temporarily, being forced to abate rent would leave me unable to pay the mortgage, and property taxes. The domino effect of this proposal is catastrophic.

What you are asking or demanding of the property owners would be the equivalent of us asking you to give your money/pay checks that you earn to the renters to pay for their rent. Are the city council members and employees willing to do that?

I ask the City Council to focus on solutions that would be equally fair and not against the law.

Sara Francia

From: Steve Krandel
Sent: Monday, April 6, 2020 9:29 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Lost rents

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: David Flores

Sent: Monday, April 6, 2020 9:28 AM

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

Subject: 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.

--

David Flores

From: Lina Chen
Sent: Monday, April 6, 2020 9:29 AM
To: City Clerk; Liccardo, Sam
Subject: Strongly opposing "rent suspension"

[External Email]

Dear city clerk;

Property tax is Due and no extension at all.

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.

As a San Jose resident, I oppose this proposal.

Lina

Sent from my iPhone

From: Ryan Crowley
Sent: Monday, April 6, 2020 9:28 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Oppose the Illegal San Jose Free Rent Ordinance

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,

Ryan Crowley, Partner | Tilden Properties

From: Michael YE <
Sent: Monday, April 6, 2020 9:28 AM
To: City Clerk
Subject: Rent suspension

[External Email]

Dear councils,

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, property taxes and etc 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.

As a San Jose property owner, I oppose this proposal.

Sincerely yours

Michael Ye

From: Sue Barber
Sent: Monday, April 6, 2020 9:27 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: As a Rental Owner

San Jose Councilmen,

I am a rental property owner in San Jose. I understand the corona virus impact on the community. However, the San Jose Free Ordinance to prohibit collecting rent is not fair to me. I still have to pay mortgage. San Jose City collects the business permit on rental property. County expects us to pay the property tax on time. The ordinance will leave me in a bad position not to mention the ordinance is illegal. The tenants signed contracts. I am willing not to evict the tenants for the time being, but I will need to recover the rent when the crisis is over.

Please reconsider and not pass the ordinance.

Regards,

Sue Barber

From: Van Nguyen <

Sent: Monday, April 6, 2020 9:26 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

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.

Best,

Van Nguyen, Community Director, Lion Villas Apartments

From: Zhuozi Ye <
Sent: Monday, April 6, 2020 9:26 AM
To: City Clerk
Subject: Strongly opposing rental suspension

[External Email]

Let's 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.

As a San Jose homeowner, I oppose this proposal.

Zhuozi

Sent from my iPhone

From: maria chien <

Sent: Monday, April 6, 2020 9:26 AM

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

Subject: Oppose San Jose City Council effort to Prohibit Owners from Collecting 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.

Homeowner,
Maria Tam

From: Liu Deng

Sent: Monday, April 6, 2020 9:26 AM

To: Liccardo, Sam <sam.liccardo@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District3 <district3@sanjoseca.gov>

Subject: OPPOSE RENT SUSPENSION

Hello,

I am writing to oppose the proposal of RENT SUSPENSION.

I own a small townhome as a rental property in San Jose. As a landlord, I am paying the mortgage, HOA, property tax, home insurance, maintenance to be able to keep the home. If the city prohibited the owner to collect rent, I will not have sufficient funds to keep the business running and will go bankrupt.

Using a property owner's money instead of the city's reserve is purely robbery and unconstitutional. If the city would like to help, please pay the tenant from the city's reserve.

Thank you and regards,

-Dennis Liu

From: David Sloan
Sent: Monday, April 6, 2020 9:25 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Waiver of rent

*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.

DAVID SLOAN

From: MaryAnn Sorce
Sent: Monday, April 6, 2020 9:23 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Please do not prohibit the collection of rent!

Hello City Council Members,

Yes, we are in really tough times here in the midst of the crisis of COVID-19. It totally makes sense to give renters a longer time to pay their rent and not be subject to eviction. In fact, I am also a renter.

However, I rent out a single family home residence. Losing this income would be devastating! There are not multiple units or properties. Only this one single home. Without this rent income I can not afford the costs associated with maintaining this residence.

Additionally, I rely on this income to pay my own rent and to survive in Santa Clara County. Asking me to return rent payments and go without this income in the months ahead would be the end for me! I am single and barely able to make ends meet each month. Living paycheck to paycheck. There is no savings to fall back on. I'm begging you, this is my life and I will not be able to make it. Please do not pass this ordinance!

Respectfully and sincerely,

MaryAnn Sorce

From: Jose Leon

Sent: Monday, April 6, 2020 9:25 AM

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

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

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.

Jose L Leon

From: wu shou <
Sent: Monday, April 6, 2020 9:24 AM
To: City Clerk
Subject: Strongly Opposing Rent Suspension

[External Email]

Hi,

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.

As a resident, I oppose this proposal.

Nikki Wu

From: Natalia Zhou <
Sent: Monday, April 6, 2020 9:24 AM
To: City Clerk
Subject: Strongly Opposing "Rent Suspension"

[External Email]

We know a lot of tenants got impacted by COVID-19. However, this is same for property owners. We got mortgage s and property bills 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.

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

From: David Eisbach <

To: Chappie Jones <district1@sanjoseca.gov>; Devora "Dev" Davis <district6@sanjoseca.gov>; Sergio Jimenez <sergio.jimenez@sanjoseca.gov>; Magdalena Carrasco <district5@sanjoseca.gov>; Raul Perez <district3@sanjoseca.gov>; Maya Esparza <district7@sanjoseca.gov>; Lan Diep <district4@sanjoseca.gov>; Sam Liccardo <mayoremail@sanjoseca.gov>; Pam Foley <district9@sanjoseca.gov>; Lan Diep <lan.diep@sanjoseca.gov>; Johnny Khamis <district10@sanjoseca.gov>; Sylvia Arenas <sylvia.arenas@sanjoseca.gov>; Sam Liccardo <sam.liccardo@sanjoseca.gov>

Sent: Tuesday, April 7, 2020, 11:48:41 AM PDT

Subject: Fw: Breaking News: Supreme Court Ruling Strengthens Property Rights

Dear Council Members:

Just a note for your consideration.

David Eisbach

Subject: Re: Breaking News: Supreme Court Ruling Strengthens Property Rights

On Tuesday, April 7, 2020, 11:17:22 AM PDT, David Eisbach < wrote:

I thought this was timely for today

Dave

On Tuesday, June 25, 2019, 07:25:05 AM PDT, David Eisbach < wrote:

I didn't expect any good news from the courts. When they approved of taking a person's property to give to an developer, who would build something greater (more property tax money) thus the public good, I could see a long spiral to the depths for property rights. Have a good day

Dave

----- Forwarded Message -----

From: National Association of REALTORS® <NAR@nar.realtor>

To: "deisbach@sbcglobal.net" <deisbach@sbcglobal.net>

Sent: Monday, June 24, 2019, 09:02:53 PM PDT

Subject: Breaking News: Supreme Court Ruling Strengthens Property Rights

?

?

Supreme Court Ruling Stands to Strengthen Private Property Rights

On Friday, the Supreme Court issued its ruling in the case of Knick v. Township of Scott, a decision which NAR believes will lead state and local governments to be more thoughtful and deliberate when developing laws or regulations that could infringe on Americans' private property rights.

Specifically, Knick v. Township of Scott declared that plaintiffs who have accused local governments of violating the Takings Clause of the U.S. Constitution may proceed directly in federal court rather than first litigating in local circuits, overturning a 34-year old precedent set by a 1985 Supreme Court ruling.

"A property owner has an actionable Fifth Amendment takings claim when the government takes his property without paying for it," the Court's opinion reads. "The Fifth Amendment right to full compensation arises at the time of the taking, regardless of post-taking remedies that may be available

to the property owner. In sum, because a taking without compensation violates the self-executing Fifth Amendment at the time of the taking, the property owner can bring a federal suit at that time.”

As many Realtors® are aware, property owners had previously been required to exhaust all remedies to receive just compensation for private property seizure in state court before they could escalate the case to federal court.

Going forward, property owners will have both state and federal court available to redress their property rights. NAR expects this new development to prompt state and local governments to be more strategic regarding takings, especially in the areas of land use planning and environmental regulations, in order to avoid the uncertainty of litigation in federal court. Considerations surrounding compensation should intensify and increase, as well.

From: Linda Bottarini
Sent: Tuesday, April 07, 2020 4:04 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Rent ordinance

[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.

Respectfully,

Linda Bottarini

Sent from my iPhone

From: Peter Hu

Sent: Monday, April 6, 2020 9:24 AM

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

Subject: Illegal - SJ Free Rent Ordinance

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.

Yours sincerely,

Peter Hu

From: Grant Huberty
Sent: Monday, April 6, 2020 9:22 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Prohibit Owners from Collecting Rent

Dear Mayor Liccardo and City Council members

The fact that such a proposal is even being entertained by local government is further evidence that a kakistocracy is alive and well in San Jose. Tell you what, council members, add to your stupid proposal the complete waiver of any obligation by landlords to pay property taxes, insurance premiums, utility bills, maintenance, garbage collection, mortgage interest, payroll, payroll taxes and city fees for 90 days and/or have the equivalent thereof immediately remitted as a prorated refund to all landlords in the city. Then we'll talk about fairness and equitable solutions addressing everyone's income losses. An absolutely ludicrous proposal and, if not voted down, guaranteed to cost the City of San Jose countless thousands in legal fees trying to defend the indefensible. We're working with our tenants, leave us alone and stop meddling in matters you clearly don't understand.

**MAKE AMERICA
NORMAL AGAIN**

Grant Huberty

From: Vicky Shaheen

Sent: Monday, April 6, 2020 9:21 AM

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

Subject: Opposition to City Council Effort to Prohibit Owners From Collecting Rent

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,
Victoria Shaheen
Property owner

From: zheminliao
Sent: Monday, April 6, 2020 9:21 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Strongly Opposing "Rent Suspension"

Hello,

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.

As a american, I oppose this proposal.

God Bless America !

From: Liu Deng
Sent: Monday, April 6, 2020 9:21 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: OPPOSE RENT SUSPENSION

Hello,

I am writing to oppose the proposal of RENT SUSPENSION.

I own a small townhome as a rental property in San Jose. As a landlord, I am paying the mortgage, HOA, property tax, home insurance, maintenance to be able to keep the home. If the city prohibited the owner to collect rent, I will not have sufficient funds to keep the business running and will go bankrupt.

Using a property owner's money instead of the city's reserve is purely robbery and unconstitutional. If the city would like to help, please pay the tenant from the city's reserve.

Thank you and regards,

-Dennis Liu

From: Miroslav Raytchev
Sent: Monday, April 6, 2020 9:21 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Prohibit Owners from Collecting Rent

Dear Mayor Liccardo and City Council members,

I am a property owner in Sunnyvale and Petaluma 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.

In addition the city should provide help for tenants by issuing checks directly payable for rent only and not blank checks

Best Regards,

Miroslav Raytchev

From: Mahesh Kunjal
Sent: Monday, April 6, 2020 9:21 AM
To: Liccardo, Sam
Cc: City Clerk
Subject: SJ Free Rent Ordinance

[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, property taxes 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
Mahesh

From: Brandi Hutchinson

Sent: Monday, April 6, 2020 9:19 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

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.

Open Hearts. Clean Hands. Spread Calm.



Brandi Hutchinson Senior Director

From: Fuquan Wang
Sent: Monday, April 6, 2020 9:19 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: We all suffer from COVID-19 pandemic

Dear Mayor Liccardo and City Council members,
I own one 4-plex property in San Jose and 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. 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, and 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.
Sincerely,
Fuquan Wang

From: Ying Li
Sent: Monday, April 6, 2020 9:19 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Strongly Opposing "Rent Suspension"

Subject: Strongly Opposing "Rent Suspension"

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.

I oppose this proposal!!!

Dave.

From: Mike Bauer
Sent: Monday, April 6, 2020 9:19 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Proposal to Ban Rent Collection?

Dear Mayor Liccardo and City Council members,

I am an eighty year old female apartment owner in San Jose who has worked hard to care for my small building. This building is my sole income that I use to live on. Like everyone else, I am worried about the impact COVID-19 is having on our community. I want to keep my tenants housed while continuing to pay my mortgage and expenses. However, the proposal authored by Council members Carrasco and Peralez places me in dire financial peril. Something like this can only be passed if there is a clear path to mortgage and my other expense forgiveness. But even then, how do I live with no income?

Deferring rent may be necessary temporarily, but forcing me to forgive rent would leave me unable to pay the mortgage, insurance and my other expenses. How will I live?

I've been told that I can seek SBA assistance or mortgage forbearance, however, these requests take time to materialize, and there is no guarantee I will get approved.

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 instead of putting that burden on a small single owner of a small apartment building

Sincerely,

Suellen Bauer

From: Gina Desimone

Sent: Monday, April 6, 2020 9:18 AM

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

Subject: COVID-19 rent solutions for landlords

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 distress 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 one of my tenants as I have a good relationship with them and they know we will work with them to the best of our ability. While deferring rent may be necessary temporarily, being forced to abate rent would leave me unable to pay the mortgage, and property taxes. The domino effect of this proposal is catastrophic.

What you are asking or demanding of the property owners would be the equivalent of us asking you to give your money/pay checks that you earn to the renters to pay for their rent. Are the city council members and employees willing to do that?

I ask the City Council to focus on solutions that would be equally fair and not against the law.

From: mike chen

Sent: Monday, April 6, 2020 9:18 AM

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

Subject: All property owners in San Jose need financial assistance

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 Council members 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, the property Tax, 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 financial assistance to landlords who are deferring rent.

regards,

Chung Chen

From: Lee Dyroen <

Sent: Monday, April 6, 2020 9:18 AM

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

Subject: Rent collection prohibition

Dear people and mayor.

Instead of laying the housing burden on landlords, how about the city supplementing needy renters? What this proposal is is the equivalent of telling grocery stores they must provide free food to those impacted by Covid 19. I personally have kept the rent of our single family rental over a \$1000 BELOW market for many years and have had the same tenant for many years.

You have made me a "small business" and forced me to pay for a license. That is a pure city money grab. You vote caps on possible rent increases. Now you are saying you want to order that I can't have any income at all from my rental for 3 months? I have bills to pay, maintenance to pay, property taxes to pay.

This proposed action is unfair. You paint with a broad-brush that landlords are evil. This just wrong.

Thank You,

Lee Dyroen

From: Andrea Vernerova <

Sent: Monday, April 6, 2020 9:17 AM

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

Subject: !!! Illegal - SJ Free Rent Ordinance

Hi,

How is this even possible?

Do you even realize how many people is it going to affect?

If owners are unable to pay mortgages, property tax, property insurance, utilities and basic services and maintenance for their properties, its is going to have significant affects:

- tenant's properties will not be serviced
- owners will start losing their properties to foreclosures
- vendors - gardeners, plumbers, etc will not get paid
- property managers will not be able to service properties without getting paid for it...

I am sitting here, working really hard because my business - property management - does not stop because of the pandemic. People still need to move in and out of our properties. Our tenants still need services for their properties. Our owners need us to make sure to collect rents so they can pay their obligations. We take the risk conducting property inspections to make sure that new tenant's properties are prepared for them. We work harder than ever before and our pay is already reduced due to the tenants who are not able to pay.

Our life was affected by the pandemic also.

Our daycare is closed and I am working while taking care of my 3.5 yr old twin boys. Despite of these challenges, I made sure that I collect as many resources for my tenants so they know where to turn when applying for financial assistance. Furthermore, we are working out payment plans with the affected tenants and balancing it out for everyone to sustain the situation.

If I cant collect rents on my investment property, I cant pay for my obligations to keep the property running. If I dont collect rents on behalf of the owners I manage properties for, I will not get paid as a property manager since our pay is commission only based on rents collected.

I have two small children that need to eat, they need updated clothing frequently since they are growing fast and as you know overall the cost of living is very high here.

There are many hardworking tenants that despite of their hardship, they will work hard to make it work and keep up with their payment plans. However there is many other tenants who are already taking advantage of the situation and do not feel like paying rent even though they certainly have the means to do so. The latter are the ones that you will be enabling.

Measure like this is illogical and will not solve the issue. It will cause more problems than it will fix.

Please focus on expediting financial assistance for tenants in a form of small loans etc and same for the owners.

Property owners did not cause this situation so they should not be punished for it.

Hope you stay safe and healthy.

Regards,

Andrea

From: Keyur S

Sent: Monday, April 6, 2020 9:16 AM

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

Subject: Hardship impact from proposal authored by Councilmembers Carrasco and Perez

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.

Thanks

Keyur

From: Alayna Aghazarian
Sent: Monday, April 6, 2020 9:16 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Proposed ordinance to Prohibit Owners from Collecting Rents

Dear Mayor Liccardo and City Council members,

I understand there is a proposed ordinance authored by Councilmembers Carrasco and Peralez to prohibit property owners from collecting rent from tenants who have suffered a COVID-19 related income loss. I am writing to ask that you not approve this ordinance.

I understand and agree that as property owners, we should not evict those unable to pay rent due to loss of income because of COVID-19 issues. I understand the need to offer a payment plan once we are all able to resume our jobs and collect wages. These are win-win proposals. I do not understand or approve of the win-lose ordinance proposed by Carrasco and Peralez. I understand there are opportunities out there for me to find financial assistance such as SBA assistance or mortgage forbearance, but this takes time to put in place and there is no guarantee that I will be approved for this assistance. In the meantime, I still need to pay for the mortgage, utilities and repairs.

I believe the current state-wide decision to stop evictions and allow for rental payments at a later time is helpful to both parties. I ask that you not move to further disadvantage property owners by asking them to forgive the rents of their tenants. Please oppose this proposed ordinance. Instead, I ask that the City Council look for a win-win, such as financial assistance to tenants to help them pay rent.

My best,
Alayna Aghazarian

From: LOUISE MCKEON
Sent: Monday, April 6, 2020 9:15 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Rent Collection for Covid-19

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 take pride in the fact that my rents are reasonable and I give my residents a nice place to live. 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.

This crisis effects EVERYONE, IT DOES NOT DISCRIMINATE!!! Please be fair to ALL, as we are IN THIS TOGETHER!!!!

*Sincerely,
Louise McKeon
San Jose Property Owner*