

Fw: Oppose San Jose City Eviction - Delay Program

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 12:03 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Park Branham <[REDACTED]>**Sent:** Monday, September 27, 2021 12:02 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Oppose San Jose City Eviction - Delay Program

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

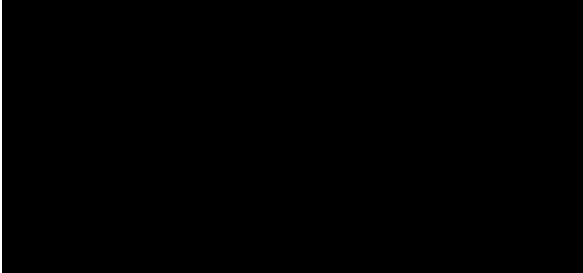
I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Thank you,



Justine De Leon
Community Manager



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California Apartment Association

1530 The Alameda, Suite 100
San Jose, CA 95126
408.342.3500 • caanet.org

9/27/2021

Mayor Sam Liccardo and City Council
City of San Jose
200 East Santa Clara St.,
San Jose, CA 95113

Mayor Liccardo and City Council,

On behalf of the California Apartment Association (CAA) I am writing to oppose the proposal introduced by Councilmembers Sylvia Arenas & Raul Peralez will provide funding for eviction defense programs that can be used to unethically delay or drag out evictions for months and to extract favorable settlements.

Millions of Dollars Already Available for Tenants Defense – Under the state’s existing program known as the Sargent Shriver Civil Counsel Act (Shriver Act), money is already provided for the eviction defense of low-income tenants. Existing law also requires an attorney to maintain short-term deposits of client funds in an Interest on Lawyers’ Trust Account (IOLTA) and requires the interest and dividends earned on the account to be paid to the State Bar for the funding of certain programs that provide civil legal services without charge to indigent persons. Since 2011, \$9.5 million has been available annually for the program in seven regions across the state, bumped up to \$31 million from the National Mortgage Settlement beginning in 2020.

Unethical Eviction Delay Tactics Intended to Delay Evictions for Months – While the concept is laudable, it’s rife with abuse when it comes to fighting evictions. With the existing funding, unethical tenant attorneys are funded to make false claims about property owners who are simply trying to regain possession of their properties from tenants who’ve failed to pay rent or who have created problems for other tenants at the property. According to the City’s own data, 90%+ of unlawful detainer filings were for nonpayment of rent.

These firms that receive funding automatically and consistently utilize the same discovery and jury demands. The firm of BASTA, Inc., in Los Angeles brags about pioneering the strategy of bringing all eviction defense cases to jury trial to delay evictions. While CAA understands that everyone has a right to a jury trial, these demands are a tactic used to delay evictions. As BASTA, Inc. correctly sites, “Today, every nonprofit organization in California that represents tenants in eviction defense cases requests a jury trial.”

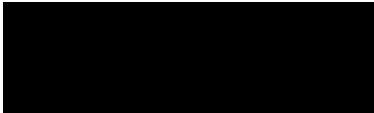
Eviction Delay Tactics Hurt Affordable Housing Owners the Most – These automatic jury and discovery demands intended to delay cases and drive up legal fees exponentially for landlords to force settlement (even in cases involving nuisance or illegal activity) have especially impacted affordable housing landlords throughout the State of California as it is their tenants who qualify for legal assistance under the Shriver Act.

Cost - Where will the money to fund this program come from? According to a February 24, 2020, report on the San Francisco right to counsel program prepared by the Mayor’s Office of Housing and Community Developmentⁱ, the budget for the program for FY 20-21 was nearly \$10 million – and that’s without the

program being fully operationalⁱⁱ. The report estimates that each attorney position (including support staff) carries an annual price tag of \$220,000 – with each attorney handling approximately 50 cases per year. That’s a cost of nearly \$5,000 per tenant assisted. The Council memo cited a National Equity Atlas estimate that the average tenant who is behind on their rent owes \$4,600 in back rent. Redirecting any funding for legal services back to tenants in the form of rental assistance would do a better job of ensuring the tenants remain in their homes and avoid clogging the legal system.

CAA opposes this unnecessary and ill-advised use of funds and urges the Council to reject this proposal. Instead, any additional money the city receives in the interest of preventing evictions should be used for rental assistance.

Sincerely,



Anil Babbar
Senior Vice President of Public Affairs
California Apartment Association

ⁱ <https://sfgov.legistar.com/View.ashx?M=F&ID=8159426&GUID=8A4C2AFF-8E15-4E38-9F6A-AC58CAA46D71>

ⁱⁱ According to the report, the program is still “ramping up,” with only 67% of program beneficiaries receiving full scope representation.

Fw: Vote No on Councilmember Peralez's proposal

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 11:39 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

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From: Seema Lindskog - [REDACTED]**Sent:** Monday, September 27, 2021 11:37 AM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Vote No on Councilmember Peralez's proposal

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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,
Seema Lindskog

"You must be the change you want to see in the world." - Mahatma Gandhi

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Fw: San Jose City Eviction-Delay Program

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From: Raunak Joseph [REDACTED]**Sent:** Monday, September 27, 2021 11:26 AM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** San Jose City Eviction-Delay ProgramYou don't often get email from [REDACTED] [Learn why this is important](#)

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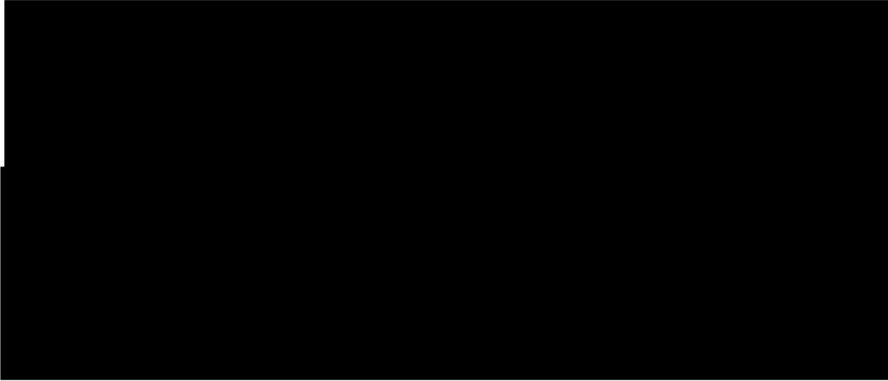
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Thank you for your consideration.

Sincerely,
Raunak Joseph
Atlantis Properties



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Fw: Oppose San Jose City Eviction-Delay Program

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From: Carlos Padilla [REDACTED]**Sent:** Monday, September 27, 2021 11:28 AM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Oppose San Jose City Eviction-Delay Program

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As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow or non-existent.

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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Carlos Padilla



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Fw: I oppose Councilmember Peralez's free legal representation proposal

City Clerk <city.clerk@sanjoseca.gov>

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From: Kim Roper [REDACTED]**Sent:** Monday, September 27, 2021 11:24 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** I oppose Councilmember Peralez's free legal representation proposalYou don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Mayor Liccardo and City Council,

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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Kim Roper

Sent from my iPad

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Fw: Eviction-Delay Program: vote NO

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 11:40 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Grant Davidson [REDACTED]**Sent:** Monday, September 27, 2021 11:22 AM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Eviction-Delay Program: vote NOYou don't often get email from [REDACTED] [Learn why this is important](#)

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As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

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Thank you for your consideration.

Sincerely,
Grant Davidson

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Fw: Oppose Taxpayer-Funded Lawsuits to Delay Evictions

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 11:58 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Alexis Leighton [REDACTED]**Sent:** Monday, September 27, 2021 11:52 AM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Oppose Taxpayer-Funded Lawsuits to Delay EvictionsYou don't often get email from [REDACTED] [learn why this is important](#)

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Dear Mayor Liccardo and City Council Members,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

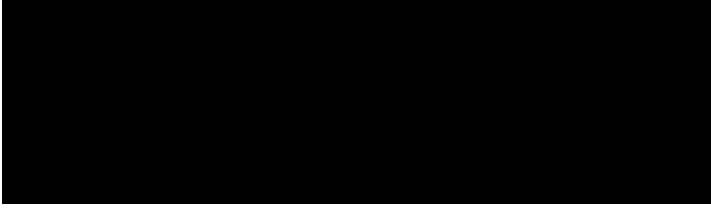
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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,
Best Regards,
Alexis Leighton



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Fw: Oppose Taxpayer-Funded Lawsuits to Delay Evictions

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 1:07 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

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From: hermesmh2 - [REDACTED]

Sent: Monday, September 27, 2021 12:23 PM

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

Cc: Hermesmh2 [REDACTED]

Subject: Oppose Taxpayer-Funded Lawsuits to Delay Evictions

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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Mona He

Sent from Samsung Galaxy smartphone.

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Fw: Rental Proposal

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 1:07 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Duffy Lyles [REDACTED]**Sent:** Monday, September 27, 2021 12:22 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Rental Proposal

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Dear Mayor Llicardo and City Council,

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I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,
Duffy lyles

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Fw: Oppose San Jose City Eviction-Delay Program

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 1:08 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Oak Park Apartments [REDACTED]**Sent:** Monday, September 27, 2021 12:18 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Oppose San Jose City Eviction-Delay Program

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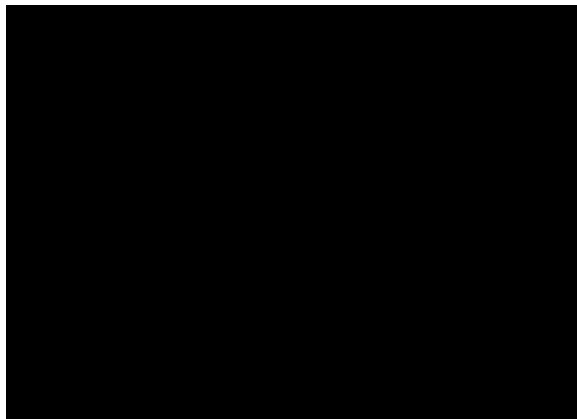
I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Warm regards,

Melanie Medel
Community Manager



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Fw: Council Meeting 9/28/2021 Agenda Item 8.2 Eviction Moratorium

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 1:08 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Maxine Lubow [REDACTED]

Sent: Monday, September 27, 2021 12:18 PM

To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Maxine Lubow [REDACTED]

Subject: Council Meeting 9/28/2021 Agenda Item 8.2 Eviction Moratorium

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Sincerely,

Maxine Lubow

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Fw: Free legal representation proposal

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 1:08 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Janet Wright [REDACTED]

Sent: Monday, September 27, 2021 12:17 PM

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

Subject: Free legal representation proposal

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Sincerely,

Janet Wright

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Fw: Taxpayer-Funded Lawsuits to Delay Evictions

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From: Angela James <[REDACTED]>
Sent: Monday, September 27, 2021 12:16 PM
To: CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Taxpayer-Funded Lawsuits to Delay Evictions

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,
William and Angela James

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Fw: Proposed Ordinance

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 1:08 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Jim [REDACTED]**Sent:** Monday, September 27, 2021 12:07 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Proposed OrdinanceYou don't often get email from [REDACTED] [learn why this is important](#)

[External Email]

Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Jim Claus

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Fw: California law

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 1:09 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Westglen Apartments [REDACTED]
Sent: Monday, September 27, 2021 12:06 PM
To: councilmeeting@sanjoseca.govcity <councilmeeting@sanjoseca.govcity>; City Clerk <city.clerk@sanjoseca.gov>
Cc: Westglen Apartments <[REDACTED]>
Subject: California law

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[External Email]

Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez’s proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez’s proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants’ defense under the existing Shriver Act.

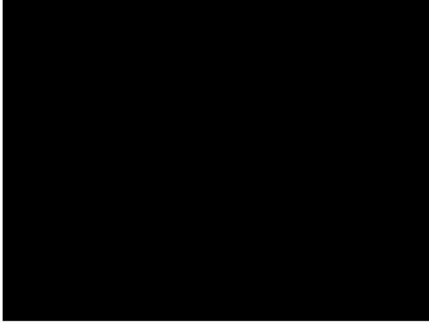
I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Hang Huynh

Assistant Community Manager



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Fw: Oppose San Jose City Eviction-Delay Program

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 1:09 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Branham House [REDACTED]**Sent:** Monday, September 27, 2021 12:04 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Oppose San Jose City Eviction-Delay Program

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

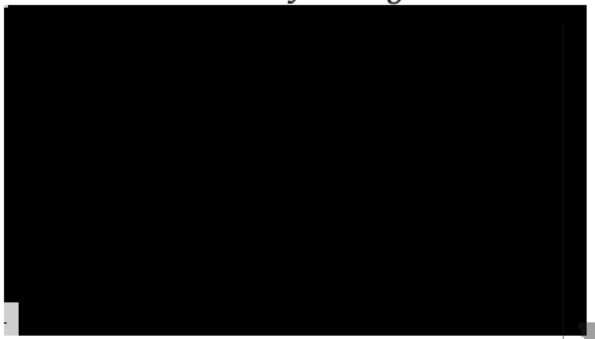
Thank you for your consideration.

Sincerely,

Kind regards,

Ja`Nell Rolland

Assistant Community Manager



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Fw: Oppose San Jose City Eviction-Delay Program

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 1:09 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: ccgu [REDACTED]**Sent:** Monday, September 27, 2021 12:04 PM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Oppose San Jose City Eviction-Delay ProgramYou don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,
ccgu

Fw: Oppose Taxpayer-Funded Lawsuits to Delay Evictions

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 1:07 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Dan Chen <[REDACTED]>**Sent:** Monday, September 27, 2021 12:40 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Oppose Taxpayer-Funded Lawsuits to Delay EvictionsYou don't often get email from [REDACTED]. [Learn why this is important](#)

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,
Dan

Fw: Request to vote "NO" on Councilmember Peralez's proposal.

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 1:06 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Inder Bhandal [REDACTED]**Sent:** Monday, September 27, 2021 1:04 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Request to vote "NO" on Councilmember Peralez's proposal.

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Inder Bhandal



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Fw: Oppose Taxpayer-Funded Lawsuits to Delay Evictions

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 2:30 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Kim Mattos <[REDACTED]>**Sent:** Monday, September 27, 2021 1:09 PM**To:** CouncilMeeting <CouncilMeeting@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Oppose Taxpayer-Funded Lawsuits to Delay Evictions

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I **oppose** Councilmember Perez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Perez's proposal is unnecessary. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.

Thank you for your consideration.

Sincerely,

Kim Mattos

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Fw: Vote No

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/27/2021 2:30 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Allison Behunin [REDACTED]
Sent: Monday, September 27, 2021 1:10 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Vote No

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Dear Mayor Liccardo and City Council,

As a San Jose rental housing provider, I oppose Councilmember Peralez's proposal to provide government funds to give free legal representation to tenants who claim they cannot pay rent. Many rental housing providers have gone without rental income over the course of the pandemic, and distribution of rental assistance funds has been painfully slow.

Councilmember Peralez's proposal is not needed. California law already protects tenants who have applied for rent relief dollars. As of Oct. 1, 2021, before a landlord can begin the eviction process, they must first apply for rental assistance and have their application denied.

I ask that you focus on getting the emergency rental assistance dollars distributed instead of giving out taxpayer money to hire more lawyers who will drive up costs, clog our court system, and create hostility between landlords and their residents. The City should not pay for attorneys who will unreasonably delay evictions for months. And millions of dollars are already allocated for tenants' defense under the existing Shriver Act.

I urge you to vote NO on this proposal and focus on ensuring that rent relief payments are expedited and more broadly available.
Thank you for your consideration.

Sincerely,

Allison Behunin |Regional Property Manager



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