

DRAFT

**ADVISORY COMMITTEE: APARTMENT RENT ORDINANCE**  
**REGULAR MEETING ACTION MINUTES**  
**FEBRUARY 17, 2015**

**MEMBERS PRESENT:** Gustavo Gonzalez  
Joshua Howard  
John Hyjer  
Aimee Inglis  
Roberta Moore  
Melissa Morris  
Elizabeth Neely  
Michael Pierce  
Eloise Rosenblatt  
Tom Scott  
Elisha St. Laurent

**MEMBERS ABSENT:** Matthew Carney

<b>STAFF:</b>	Jacky Morales-Ferrand	Housing Department
	Wayne Chen	Housing Department
	Maria Haase	Housing Department
	Ramo Pinjic	Housing Department
	Ann Grabowski	Housing Department
	Shawn Spano	Contracted Facilitator

- (a) **Call to Order/Orders of the Day** - Shawn Spano opened the meeting at 6:12pm.
- (b) **Introductions**
- (c) **Discussion of the preliminary consultant report and case studies of other rent stabilization programs; potential temperature check on alternative standards for Annual Allowable Increase**

Mr. Chen presented the powerpoint.

Ms. Moore asked for clarification on whether the staffing ratio was 1.5 FTE or 4. Additionally she asked if the registry would track bad tenants as well as bad landlords.

Ms. Rosenblatt asked for more information on case studies. She asked why Oakland's ordinance covers units up to 1995. She continued that she was surprised by the few number of staff San Jose has. She believes that the program staff should increase to provide more education, monitoring and enforcement.

Mr. Scott focused on the City of San Francisco's program and the costs to run their program.

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Ms. Neely clarified that there would be an opportunity to track bad tenants through just cause. Most importantly the registry would provide accountability. There shouldn't be any concern about tracking through a registry if there aren't things being done wrong.

Ms. Morris said that not all tenants are perfect people; they do break the rules. The issue of bad tenants is overstated. "Bad" tenants are already tracked extensively through background and credit checks which are used by responsible landlords. Even tenants who have won or settled their eviction cases are tracked by registries, which owners and landlords have access to. In talking about San Francisco the ordinance has been amended multiple times to close loopholes and strengthen tenant protections. San Francisco moved to an inflation index standard by ballot initiative; San Jose can learn from this experience and avoid a ballot initiative. Tenants have a vested interest in not trashing their own residence.

Ms. Inglis asked about the staff composition and decision making body.

Mr. Chen responded that most of the analysis has been on the composition of the program staff, not the formal decision making body. Ms. Morales-Ferrand added that the Department is not pursuing a rent board.

Mr. Gonzales asked staff to explain how the ARO has failed to stabilize or control rents. What is a "controlled rent"? Additionally, tenants are complaining of triple-digit rent increases, which is impossible under the rent amount. Responding to the statement that few petitions don't inherently mean there is no problem. If the amount is lowered to CPI, it will be difficult to maintain his property. Disagrees that a CPI index would not impact small business operating models.

Mr. Chen and Ms. Morales-Ferrand said that the 8% has been ineffective because the 8% is higher than the market rate allows, offering no restriction to the rent. Other models have been provided that offer a control on market rents, or a controlling rate with a meaningful impact. The data does not speak to individual circumstances, but aggregate data. Because of the variety of circumstances that impact whether or not a petition is filed or eligible, staff cannot conclude that there is no problem. Staff needs additional data, which is only available through a registry, to draw meaningful conclusions regarding compliance with the ordinance.

Mr. Hyjer asked how many cities are in the state of California – 464. The case studies were only of the cities with rent control. The cities with active programs are also the cities with the largest affordability issues. We shouldn't model ourselves after a policy program that is problematic.

Ms. Morales-Ferrand also stated that the cities of the list are also the largest cities in California. Correlation does not equal causation.

Ms. Neely asked how one can make a deduction that rent control causes affordable housing issues. Wondered why, if rents are not increasing by 8% more now, why or how would a reduction in the rent ceiling impact the business model.

Mr. Howard asked how the American Community Survey data was collected and used and questioned the methodology of the random sampling of 1% of the total population, which is 432 ARO households.

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Mr. Chen responded with the variety of data and information about statistically significant methodology. Ms. Morales-Ferrand offered that the data set and methodology is statistically significant and are the foundation for a litany of state, federal and local public policy and programming. This dataset has been used throughout this Nation.

Mr. Howard asked if there had been any study of the effect of vacancy decontrol on the average rent amounts and if vacancy decontrol has had an impact on showing higher rents. The ARO has had termination of tenancy on the books since 2003, but the regulations haven't been updated. This means that we can't make assumptions about what's working and what's not because the City isn't properly monitoring the program. Mixing operating and capital costs is problematic and necessary to separate when assuming how business operations will be impacted. Because the annual increase is 8% there is flexibility offered to the operator which decreases uncertainty and reduces city bureaucracy. Believes that the debt service provision does meet the purpose of the ARO; leads to a suppression of value in the property and potential foreclosures. Believes it's unfair to judge marketing materials. Asked for additional information on the effectiveness of rent control in other cities.

Ms. Morales-Ferrand said regarding debt-service, there have been no examples of those impacts in other cities without debt service provisions. In San Jose it appears that the debt service provision is actually a tool to increase the sale price of the property.

Ms. Morris commented that the question of the effectiveness of rent control demands and requires us to understand what the effectiveness is for; if the question we're asking is does rent control stabilize housing costs for families and communities. Rent control is one of the only reasons that lower income people can afford to live in San Francisco. Rent control needs to be part of a broader policy package; we can't expect rent control to do things that it's not supposed to do. The report shows that the amount of appreciation of rental properties over time has been extraordinary. Having a program that is complaint based will fail because tenants are afraid to complain.

Ms. Moore said that it's not relevant to compare wages and rent increases. Owners don't buy properties for appreciation, they buy them for cash flow. Under the scenarios presented her properties would operate at a loss. The data sources presented in the report are not representative of small buildings. CPI and MNOI do not provide a fair and reasonable return, which will lead to a loss of units to redevelopment. Most small property owners are minorities because they're willing to put up with the challenging neighborhoods.

Ms. Morales-Ferrand and Mr. Chen offered that the calculation provided by Ms. Moore is not accurate.

Ms. Inglis pushed back on the notion that cities without rent control aren't suffering from the housing crisis. Many tenants in other cities are facing significant displacement and increases in rents. You shouldn't blame a firefighter for a fire. Vacancy control was eliminated by Costa-Hawkins and provided even more significant control of rent rates.

Ms. Rosenblatt offered that the footnotes in the report provided all of the background data and information about the data sources. Many people are saying that the multitude of studies being rejected are being rejected because people cannot see themselves represented by the study; these are aggregate numbers.

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Ms. St. Laurent said that many that live in Silicon Valley do not work in tech. Instead of finding negativity in this program, we should view this as an opportunity to be leaders in creating a place for all people to live. The annual allowable increase should be tied to CPI, at a rate no higher than 2%. Older renters are not going to be able to retire or stay in the area after retirement with these increasing housing costs. A neighbor lives in an ARO unit for \$2,100 and has seen her rent increase \$300 in three years. Many renters are raising families and paying student loans. Asked how property management companies are paid.

Ms. Moore answered that yes, property management is cost of doing business.

Mr. Scott said that the effectiveness of rent control is necessary to properly answer the philosophical question of the committee.

Ms. Morales-Ferrand answered that the question posed to the Committee and staff was not about the effectiveness of rent control, but rather whether the ARO is meeting the state public policy purpose of the ordinance.

Ms. Morris asked for an explanation of the interaction between CPI and MNOI. She understands the two to be separate; CPI is an escalator and MNOI is a correcting factor if the net operating income for a property falls below a fair return. If a property falls below the NOI standard for their property, they will be allowed to increase rents to meet the income in the base year. In speaking to the data sources, the data must be neutral and data offered by individual owners is less credible than aggregated data from random samples. Moving to another topic; many tenants have limited economic mobility, changing occupations is unlikely.

Ms. Morales-Ferrand affirmed Ms. Morris' understanding of the two formulas. Staff is very focused on balancing the financial returns and living expenses of both owners and tenants.

Ms. Inglis asked for clarification on the eviction clauses and timeline. Asked for clarification on the limited just cause proposal. Other reasons for a just cause ordinance would be to prevent retaliation against tenants forming a tenant's union/association, discrimination and/or complaining for excessive rent increases. Just cause answers a question basic fairness. Lower income tenants are less able to assert their rights.

Ms. Morales-Ferrand and Mr. Chen answered that currently there are no Ellis Act provisions in San Jose. With regard to a limited just cause provision, the purpose of the proposal is to target bad tenants and landlords. A local provision that would provide protections would come in addition to State anti-retaliation.

Mr. Gonzales asked for the average rent for a non-rent controlled 1BR apartment (\$1,600) and rent controlled (\$1,388). His 1BR are approximately \$1,100, so he's below average. How would small owners like him to catch-up? He works three jobs to subsidize his tenants. If the dynamics of the program change, he won't be able to provide those opportunities to his tenants. There are many unexpected costs that happen and aren't included in those discussions. He increased rents 7% to recoup costs.

Mr. Chen offered that a banking provision as well as vacancy decontrol would provide an opportunity to come back up to market or increase rents above CPI. Ms. Morales-Ferrand said that if the City

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moves to an MNOI program, the owner would have an opportunity to ask for an adjustment to their base year if they felt they were not making a fair return.

Mr. Howard stated that the limited just cause never came to the advisory committee and would be difficult to implement. He questioned the methodology used by Code Enforcement and objected to the Tier III categorization. There was some interest in an income eligibility.

Ms. Moore said that if the City moves to CPI, she would be interested in an income eligibility program.

### ***PUBLIC COMMENT***

Tenant Advocate: Sacred Heart Housing Action Committee is strongly in support of a robust monitoring model; concerned that there is no mention of a rent roll back date. Supports a 2% maximum increase on rents.

Owner: Objects to the data sources used in the study because many only sample buildings with 50 units and above.

Tenant Advocate: Affordable Housing Network of Santa Clara County – the City Council directed this work because there are concerns that landlords are raising rents astronomically. Supports a 2% maximum increase on rents.

Owner: Report says that the ARO has not stabilized rents, but that is not logically because it compares average rents with maximum increases. The ceiling impacts the average rents. Disagrees that because owners don't use 8% the ceiling should be lowered.

Tenant Advocate: It's disappointing and sad that after all of this work people still believe that there is no rental housing crisis. Renters incomes have stagnated or declined. 8% of the average rent is triple digit. Owners have failed to propose any solution.

Owner: The report misses any information about the free market. Landlords are not a mafia; the market forces determine the rent. Average income in Santa Clara County has risen 6% in the last four years.

Owner: The issue is a supply issue. Rent control hurts developers and owners. Just cause condones bad behavior from bad tenants. If necessary, 5% annual increases, just cause within lease period only.

Owner: Doesn't understand why there aren't other standards considered for the annual allowable increase.

Temperature Check: Should the City recommend an inflation based annual increase:

Green: Inglis, Morris, Neely, Rosenblatt, St. Laurent

Yellow: None

Red: Gonzalez, Howard, Hyjer, Moore, Pierce, Scott

Temperature Check: Should the City recommend a flat rate based annual increase:

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Green: St. Laurent

Yellow: Inglis, Morris, Neely, Gonzalez, Howard, Hyjer, Moore, Pierce, Scott

Red: Rosenblatt

Temperature Check: Should the City maintain the existing 8% annual increase:

Green: Gonzalez, Howard, Hyjer, Moore, Pierce, Scott

Yellow: None

Red: Inglis, Morris, Neely, Rosenblatt, St. Laurent

### **(d) Open Forum**

Owner: Rest in Peace to Justice Scalia. We cannot destroy the tenants or the owners that are good. She was evicted because she needed a service animal. Tenant suffered from agoraphobia but owner made statements that she was boisterous and visited his office. She feels discriminated against for her disorder and because she was complaining of code violations.

Tenant Advocate: Sacred Heart Housing Action Committee – Displacement is a financially and socially expensive things. Unplanned moves cause significant stress, especially for children. Rent control doesn't do much to control available rents in the market, but it does protect tenants from displacement.

Owner: If the City wants to eliminate poverty, he's supportive. But the City cannot force him to provide service or give money. It's robbery. When you ignore market forces, you implement socialism.

Tenant: DeRose Gardens Tenants Association – rent control isn't effective. Tenants are burdened much more than landlords. Laws allow vacancy decontrol. No cause evictions can be used to increase rent. Pass-through costs of mortgage costs and excessive rents are lethal to rent control.

Owner: Cities with tight rent control spend a lot of money on their programs. Tighter rent control pushes landlords out of business, lowering supply and increasing the demand for unit – increasing price.

Owner: The ARO is struggling to circumvent owner's 5<sup>th</sup> amendment right; it's a taking. Fair market value is whatever value two people agree to pay without coercion or force. Just cause is a taking of control of his property and giving it away.

Owner: Market forces should determine current rents. Rents were kept low because people bought low and the economy was low. The economic cycle will bring the rents back down.

Owner: Stories about good and bad owners and tenants are irrelevant. Owners want good tenants. Just cause is a solution in search of a problem. Rent control isn't going to do anything to impact affordable housing in San Jose. Why is it the responsibility of small landlords in San Jose?

Tenant: Has experience with a landlord who has refused to meet with a tenant because the tenant wanted to bring her own interpreter. She is an example of retaliation and why we need just cause eviction.

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Owner: Has been to every meeting and has read the study carefully, but is concerned about the neutrality of the study.

Tenant Advocate: Bay Area Legal Aid: Landlords have a powerful enforcement mechanism for bad tenants. Just cause is necessary to protect tenants. Just cause will actually give landlords more enforcement.

Tenant Advocate: Bay Area Legal Aid: Just cause doesn't mean that you can't evict a tenant, it just means that they need a reason to evict someone. It's a basic matter of fairness and should be adopted.

Tenant Advocate: Affordable Housing Network: in favor of a tight rent cap and a just cause ordinance. 2,466 letters supporting this action. 128 letters opposing

Owner: Has saved money to become a landlord. These proposals will put her out of business. The properties are expensive to maintain.

Owner: People are people; most of his tenants live better than he does. ARO rents are actually lower than non-ARO rents.

Owner: Owners are supposed to be informed ahead of time of comfort animals, but often they are not informed ahead of time. Legal service providers are vicious.

Owner: Free market rent works. If rents should be limited we need to understand who is paying for the difference between the restriction and the free market. Affordable housing solution is supply

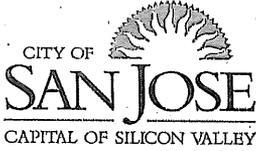
(e) **Adjourn** - Facilitator Shawn Spano adjourned the meeting at 9:12 pm.

## **DRAFT**

During the February 27<sup>th</sup> meeting information on other studies on rent stabilized housing stock was requested. The City of Berkeley has completed a variety of studies on their rent stabilized population, which can be found at the link below.

The City of San José has not analyzed or come to any conclusions about San José's rent stabilized housing stock based on the findings of these reports.

<http://www.ci.berkeley.ca.us/rent/reports/>



AROTS

Property AGE

Discriminatory ARO

Public Discussion: Updating the ARO Apartment Rent Ordinance

Discusión Pública: Actualización de la ARO Apartamento Ordenanza de Arrendamiento

### Share Your Comments

Item # \_\_\_\_\_

### Comparta sus comentarios

Número de artículo

This does not protect our owners group  
Speculative - study  
Insufficient Data Aggregated  
Data with Non Rent controlled

High Prices & Low Rates are  
Natures way of saying you  
should do better or move back  
home. Not everyone gets  
sprinkles on their Ice cream

Rent cont reduces care & quality over continuado  
Fifth Amendment Challenge 290 Housing  
Wayne.Chen@sanjoseca.gov OR Ann.Grabowski@sanjoseca.gov Just cause

### About You Acerca de usted

PRINT CLEARLY

IMPRIMIR CLARAMENTE

Name Nombre:

Roger Pennington  
not going to get it

Email Email:

[Redacted Email Address]

check all that apply marque todo lo que corresponda

I live at an ARO apartment  
Vivo en un apartamento alquiler ordenanza.

I own or operate an ARO apartment  
Soy dueño o opero un apartamento alquiler ordenanza.

I am a member of the public. Soy un miembro del publico.

even 490 IS not used anywhere  
because ARO wants  
to create contention  
So we dont notice  
our privacy rights are  
being taken

①

ARO Struggling to Circumvent  
5th Am & Fair Market Value  
to create a complicated Bureaucracy  
Supreme Court has defined  
Fair Market value as  
that with 2 people agree  
to trade at without controls  
or coercion & Fifth Am  
says

Supreme Court has not heard  
290 or Just Cause which  
is Taking

Some years I want the  
luxury of reducing the rents  
and at the beginning of  
tenancy

Confusion

★ I Just WANT 890 Fair  
1.890 Fair  
Salaries increased in 690 here Avg  
3 years - Let every individual

**thank you**

**gracias** decide  
By agreement  
for themselves  
Government Taking

wo



Public Discussion: Updating the ARO Apartment Rent Ordinance

Discusión Pública: Actualización de la ARO Apartamento Ordenanza de Arrendamiento

# Share Your Comments

Item # \_\_\_\_\_

## Comparta sus comentarios

Número de artículo

I'm a small 4plexes owner. I work day & night to invest in this 4plexes. The propose rent control is hurting my income. because it's not fair for me.

over continuado

OR send your comments to [Wayne.Chen@sanjoseca.gov](mailto:Wayne.Chen@sanjoseca.gov) o envíe sus comentarios a [Ann.Grabowski@sanjoseca.gov](mailto:Ann.Grabowski@sanjoseca.gov)

### About You Acerca de usted

PRINT CLEARLY IMPRIMIR CLARAMENTE

Name Nombre: Shawn

Email Email: \_\_\_\_\_

check all that apply marque todo lo que corresponda

- I live at an ARO apartment  
Vivo en un apartamento alquiler ordenanza.
- I own or operate an ARO apartment  
Soy dueño o opero un apartamento alquiler ordenanza.
- I am a member of the public. Soy un miembro del publico.



Public Discussion: Updating the ARO Apartment Rent Ordinance

Discusión Pública: Actualización de la ARO Apartamento Ordenanza de Arrendamiento

# Share Your Comments

## Comparta sus comentarios

Item # C  
Número de artículo

1) Housing value <sup>in SJ</sup> increased more than market price

2) Income of people in SJ increased more than market price

3) SJ has lowest vacancy 0.2% leading the whole country. If keep pushing how to solve house shortage. **over continuado**

OR send your comments to o envíe sus comentarios a  
Wayne.Chen@sanjoseca.gov OR Ann.Grabowski@sanjoseca.gov

### About You Acerca de usted

PLEASE PRINT CLEARLY IMPRIMIR CLARAMENTE

Name Nombre : Dan Pan

Email Email : \_\_\_\_\_

check all that apply. marque todo lo que corresponda

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Public Discussion: Updating the ARO Apartment Rent Ordinance

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# Share Your Comments

## Comparta sus comentarios

Item # \_\_\_\_\_  
Número de artículo

C

Do the right thing -  
5% is fair to slow rate  
2 yr lease helps slow rate  
Just cause condonage Bad behavior

Item C

over continuado

OR send your comments to o envíe sus comentarios a  
Wayne.Chen@sanjoseca.gov OR Ann.Grabowski@sanjoseca.gov

### About You Acerca de usted

PLEASE PRINT CLEARLY IMPRIMIR CLARAMENTE

Name Nombre : Jaimé González

Email Email : [REDACTED]

check all that apply marque todo lo que corresponda

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Public  
Discussion:  
Updating the  
ARO  
Apartment  
Rent  
Ordinance

Discusión  
Pública:  
Actualización  
de la ARO  
Apartamento  
Ordenanza de  
Arrendamiento

## Share Your Comments Comparta sus comentarios

Item # \_\_\_\_\_  
Número de artículo

Add Market rate increase  
limit to the choices  
of increases (inflation &  
fixed)

**over continuado**

OR send your comments to o envíe sus comentarios a  
Wayne.Chen@sanjoseca.gov OR Ann.Grabowski@sanjoseca.gov

## About You Acerca de usted

PRINT CLEARLY

IMPRIMIR CLARAMENTE

Name Nombre: Simon Bloch

Email Email: \_\_\_\_\_

check all that apply marque todo lo que corresponda

- I live at an ARO apartment  
Vivo en un apartamento alquiler ordenanza.
- I own or operate an ARO apartment  
Soy dueño o opero un apartamento alquiler ordenanza.
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Public Discussion: Updating the ARO Apartment Rent Ordinance

Discusión Pública: Actualización de la ARO Apartamento Ordenanza de Arrendamiento

# Share Your Comments

## Comparta sus comentarios

Item # 0  
Número de artículo

Unlawful Eviction due to mental health and asserting my rights, per my doctor's coping skills. (Bad plumbing + electricity - 3x's shocked resulting in surgery of my neurological stimulator) and under doctor's orders called San Jose Code Enforcement. W/16mos. was evicted. LFSV, MHAP, Kim Pederson is helping me and my 2 son (1 is also disabled), Small business landlords and disabled tenets are being targeted. We need your help, please. over continuado  
God Bless

OR send your comments to o envíe sus comentarios a Wayne.Chen@sanjoseca.gov OR Ann.Grabowski@sanjoseca.gov

### About You Acerca de usted

PRINT CLEARLY IMPRIMIR CLARAMENTE

Name Nombre: Irene Martell

Email Email: [Redacted]

check all that apply marque todo lo que corresponda

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Soy dueño o opero un apartamento alquiler ordenanza.
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Public Discussion: Updating the ARO Apartment Rent Ordinance

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Item # \_\_\_\_\_

# Comparta sus comentarios

Número de artículo

*consultant*  
The report concludes ARO controlled units do not protect ~~home~~ affordable rent very much at all. In previous reviews ~~of~~ of this report, as now, the reasons are apparent & they are:

① Laws that allow owners to increase rents, even to full market rate when there is a vacancy.

② No cause evictions which allow owners to evict "good" tenants for no reason, which can create vacancies first to increase rents

over continuado

OR send your comments to o envíe sus comentarios a Wayne.Chen@sanjoseca.gov OR Ann.Grabowski@sanjoseca.gov

## About You Acerca de usted

PRINT CLEARLY IMPRIMIR CLARAMENTE

Name Nombre: MIKE KRANTZ

Email Email: [REDACTED]

check all that apply marque todo lo que corresponda

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Vivo en un apartamento alquiler ordenanza.
- I own or operate an ARO apartment  
Soy dueño o opero un apartamento alquiler ordenanza.

I am a member of the public. Soy un miembro del publico. *Senior renter in tax credit type building*

② Pass throughs - allowing owners to pass business costs, ~~including~~ including new mortgage debt to tenants, thereby increasing rents more than the usual 10 allowed.

③ Percentage of allowable rent increases (10% in San Jose) much too much to keep rents affordable.

To make rent control workable, simply eliminate or greatly modify them.

④ Restrict rent increases in ARO's to the allowed percentages, even when there are vacancies.

⑤ Remove no-cause evictions.

⑥ Eliminate pass throughs.

⑦ Reduce allowed increases so that rents in ARO's remain affordable.

These changes would indeed cause rent control ordinances to become & remain effective.

**thank you**

**gracias**



Public Discussion: Updating the ARO Apartment Rent Ordinance

Discusión Pública: Actualización de la ARO Apartamento Ordenanza de Arrendamiento

Share Your Comments Comparta sus comentarios

Item # d. Número de artículo

1) Look at how much city put for ARO programs in those tighter re city EPA, Berkeley, Oakland The rent market is better?

2) SF - 1 bd \$300 1bd half of \$3000 All tenants in San Jose want tighter re like SF. Then you will pay what they pay over continuoago job. The problem: less supply.

OR send your comments to o envíe sus comentarios a Wayne.Chen@sanjoseca.gov OR Ann.Grabowski@sanjoseca.gov

About You Acerca de usted

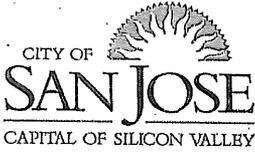
PRINT CLEARLY IMPRIMIR CLARAMENTE

Name Nombre: Dan Pan

Email Email:

check all that apply marque todo lo que corresponda

- I live at an ARO apartment
I own or operate an ARO apartment
I am a member of the public.



Public Discussion: Updating the ARO Apartment Rent Ordinance

Discusión Pública: Actualización de la ARO Apartamento Ordenanza de Arrendamiento

my fair resale value is <sup>not</sup> taken

Share Your Comments / Comparta sus comentarios

Item # / Número de artículo

Control Grab

Refine Controlled Rents - objective?

~~3.9% Increase CPBU Study is flawed~~

Data Aggregated does not show how current Rent Control is working -

Violates Fifth Amendment TAKING Supreme Court Defined Fair market value

OR send your comments to o envíe sus comentarios a Wayne.Chen@sanjoseca.gov OR Ann.Grabowski@sanjoseca.gov

About You / Acerca de usted

PRINT CLEARLY / IMPRIMIR CLARAMENTE

Name Nombre: Roger Pennington  
Email Email: [Redacted]

check all that apply / marque todo lo que corresponda

- I live at an ARO apartment / Vivo en un apartamento alquiler ordenanza.
I own or operate an ARO apartment / Soy dueño o opero un apartamento alquiler ordenanza.
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2,900 Just cause has not been heard in superior court challenge



**Public  
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**Discusión  
Pública:  
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Ordenanza de  
Arrendamiento**

## Share Your Comments Comparta sus comentarios

Item # \_\_\_\_\_  
Número de artículo

The problem stated regarding tenant income - tenants may be limited by Social Security benefits. So government or economics limits tenant income. Why is this the problem of the landlord. Shouldn't this be a societal problem where affordable housing is made available by government.

over continuado

OR send your comments to o envíe sus comentarios a  
Wayne.Chen@sanjoseca.gov OR Ann.Grabowski@sanjoseca.gov

## About You Acerca de usted

PLEASE PRINT CLEARLY IMPRIMIR CLARAMENTE

Name Nombre: Peter Miron-Conk

Email Email: [REDACTED]

check all that apply marque todo lo que corresponda

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Share Your Comments Comparta sus comentarios

Item # C Número de artículo

In reference to just cause of Eviction? The state laws protecting tenants from retaliatory eviction comes w/ a built in risk for tenants. The eviction judgment. The only way for a tenant to have the retaliatory eviction defense assessed is before the Unlawful Detainer court. If the tenant loses they have an eviction judgment entered against them, & they will struggle to ever rent again. Having a landlord list a just cause on a notice is the over continuado

OR send your comments to o envíe sus comentarios a Wayne.Chen@sanjoseca.gov OR Ann.Grabowski@sanjoseca.gov

About You Acerca de usted

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simple addition of a reason on the notice.  
~~and~~ Asking the landlord to provide just  
cause and add an enforcement mechanism  
of mediation w/ the Housing Dept would  
greatly increase protections for the tenant.

**thank you**

**gracias**



Public Discussion: Updating the ARO Apartment Rent Ordinance

Discusión Pública: Actualización de la ARO Apartamento Ordenanza de Arrendamiento

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Item #   d    
Número de artículo

*- large men*  
*- voluntary leaving*  
*- just cause*

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**over continuado**

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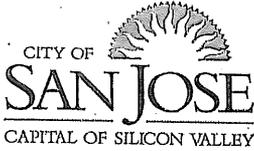
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Item # \_\_\_\_\_  
Número de artículo

*Non-ARO Rents are higher than ARO*

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**over continuado**

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*Carlos Padilla*

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Item #   D    
Número de artículo

*Oppose*

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**over continuado**

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Item # \_\_\_\_\_  
Número de artículo

Large apartment complex and small landlords should be separated.

Please don't waste more tax dollars. If this is implemented the cost of running the program should be paid by renters.

Please leave it to supply vs demand  
over continuado

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