

From: [Moua, Louansee](#)
To: [DowntownWestD6](#)
Subject: Fw: I Oppose Further Rent Control Measures - and I'm not alone.
Date: Monday, May 24, 2021 12:36:14 PM

From: McPhee, Joanne [REDACTED]
Sent: Monday, May 24, 2021 12:08 PM
To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: I Oppose Further Rent Control Measures - and I'm not alone.

[External Email]

Dear Mayor Liccardo and City Council,

The Diridon Affordable Housing Implementation plan contains several recommendations to assist in meeting the demand for housing. However, there are other recommendations that the Housing Department is pushing forward without any outreach or feedback from people, like me, who are impacted by it.

Many of the recommendations come from the anti-displacement strategies that you approved last year but have not yet been fully vetted. The Community Opportunity to Purchase Act is a prime example of a recommendation being rushed in this document. COPA is currently going through a six-month review process that is tapping into the expertise of property owners and developers. So, wouldn't it make sense for the Housing Department to wait for the feedback from the advisory committees, rather than rushing this policy in the Diridon area?

There are other more troublesome recommendations, such as the housing collaborative court and the expansion of rent control and just cause to duplexes, that have failed to garner any prior vetting by the community.

The Housing Department assumes that these policies will work, but they haven't spoken to everyone that is impacted by them. The City needs to conduct proper outreach to hear from property owners before enacting such a drastic policy.

I urge you to defer these elements of the plan so the Housing Department has the time to reach out to stakeholders and understand the impact of these proposals.

Deferral would not interfere with advancing Google's proposal to develop its campus. And it would demonstrate that no community is being ignored as San Jose embarks on one of the largest economic investments in years.

Joanne McPhee
Landlord, Property Owner, Realtor

Important Note: Please know that I have not verified any of the information in documents that have been prepared by others.

Joanne McPhee
Luxury Properties Specialist



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