

From: alexgergel@aol.com
To: [Ernie Defrenchi](#)
Subject: Re: You're Invited to a Stakeholder Group Discussion for the City of Sunnyvale: Right-to-Lease and Tenant Protections Ordinance
Date: Monday, June 13, 2022 7:03:16 PM

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

First: 1 Year lease is a common option for lease after Month to Month option, and it is up to home owner to have or have not this option - this is his Private Property and it is only subject of an agreement between Owner and Tenant, it is nobody else Business. (see "Private Property" meaning in both California and Federal constitutions).

Second: No one tenant evicted for a [no-fault just cause](#), it is always going through Lawyers and a court of law, so second part is meaningless and see "Private Property" meaning in both California and Federal constitutions" every time you are writing your Ordinances, it is very helpful, before you go to the class action lawsuit from the owners, which can bring down all the City and County and State Ordinance structure. It can be arrange, just for fun of it.

I doubt you want to have this kind of Ordinance for "Car rental" companies, 'Equipment rental' Companies, "Public travel" companies (Buses, Planes, Railroads) - you renting space or seat in them for time traveled.

What difference do you see? law wise it is NONE - they are all the private properties giving to some entity or individual for a limited time use according to an agreement which suppose to follow the Law of the Land.

Of course, if you want to eliminate "Private Property" by small steps, then Welcome to Communist China this is what you'll get as a result!
Best regards

Home owner.

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

From: Ernie Defrenchi <EDeFrenchi@sunnyvale.ca.gov>
To: HousDiv AP <housing@sunnyvale.ca.gov>
Sent: Mon, Jun 13, 2022 11:53 am
Subject: You're Invited to a Stakeholder Group Discussion for the City of Sunnyvale: Right-to-Lease and Tenant Protections Ordinance

Good afternoon, the City of Sunnyvale is preparing a draft Right-to-Lease and Tenant Protections ordinance. This ordinance would require property owners to:

- Offer at least a one-year lease to tenants
- Provide relocation assistance to tenants who are evicted for a [no-fault just cause](#)

The City would like to hear your concerns, suggestions or alternative solutions at a stakeholder meeting for just the development community as well as landlords and property owners on **June 20th at noon and 6pm**. The City is offering two time options however information provided at the meeting will be the same.

Please Note: This is an invitation based event, please do not share with others.

Online Link: <https://sunnyvale-ca-gov.zoom.us/j/89521630868>

By telephone 833-548-0276 | Meeting ID 833 548 0276

Additionally, you can provide us with your feedback anonymously by completing this [survey](#) before July 1.

Regards,

Ernie Defrenchi
Affordable Housing Manager
Community Development Department

(c) 408-483-0663
Direct Line: 408-730-2784
Fax: 408-737-4906
Sunnyvale.ca.gov

From: [HousDiv AP](#)
To: [Ernie Defrenchi](#)
Subject: FW: June 20 Housing meeting ... Rental Owner feedback
Date: Monday, June 20, 2022 1:13:51 PM

FYI

From: Mick W <mick7wells@gmail.com>
Sent: Monday, June 20, 2022 12:26 PM
To: HousDiv AP <housing@sunnyvale.ca.gov>
Subject: June 20 Housing meeting ... Rental Owner feedback

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City of Sunnyvale June 20, 2022
One Year Right to Lease, Relocation Assistance, "Tenant Protections"

Please Stop your destruction of private property.

The 'no fault just cause eviction' RELOCATION ASSISTANCE is a BAD IDEA.

When major repairs occur such as the new Sewer line on Murphy Avenue a few years ago, we paid thousands of dollars for new 'sewer laterals,' not the renters.

When our insurance company required a new roof on our property, we paid, not the renters.

When real estate taxes, bonds and fees creep up annually, owners pay, not renters.

Money does not grow on trees or rentals.

Another government cost discourages rental ownership and construction in Sunnyvale.

'Relocation Assistance' is another cost that owners will be forced to pay.

And like all Government programs, it will be 'gamed,' and taken advantage of....

In the long run Sunnyvale will be regarded as a bad investment, too costly, legally unpredictable and hostile towards property owners. As a result, there will be less rental property and fewer housing options for renters.

Also, we already have State Wide Rent Control (5 % + CPI) on most rental property.

If you insist on 'helping' renters, why not be fair and allow Owners to take 5% of Tenant income increases & pay raises.

Call it Rental Provider Assistance. Fair is Fair.

And regarding One Year Leases.

Silicon Valley employment is cyclical and unpredictable. People move from job to job for more money or relocation demanded by their employer. People move and break their leases.

When Tenants break their leases, we have always let them go. We never drag them to court to pay months of rent or hold their Deposit when they skip out early.

But maybe we should enforce Leases and make tenants pay or 'ding' their credit score a few points. We could. That's the law.

In Summary, if the rental business becomes onerous for landlords, it will become onerous for Renters too. There will always be housing 'shortages' and periods of over supply when real estate prices drop. Markets are cyclical. Things change. If you want to provide rental housing, change the Zoning laws. Allow 'high-rise' construction everywhere. Subsidize rents. Or Cap rents at just \$ 100 per month. Why not? You could turn Sunnyvale into Manhattan and eventually there would still be a housing shortage.

If I were you, I would leave the 'market' to work out the rental situation.

As the old quote goes, “don’t just do something, stand there.”

Michael Wasylyshyn 142 N. Murphy Avenue Sunnyvale 650-424-8406 mick7wells@gmail.com

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JUN 27 2022

City Council Office

Attachment 4
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Housing Meeting

City of Sunnyvale

June 20, 2022

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Sunnyvale
456 W. Olive Avenue
Sunnyvale, Ca 94086

94086-768193



Ernie Defrenchi

Subject: FW: Right to lease and Tenant Protection

From: Helia Carvalho <heliac1948@gmail.com>

Sent: Friday, August 26, 2022 11:16 PM

To: Ryan Dyson <RDyson@sunnyvale.ca.gov>

Subject: Right to lease and Tenant Protection

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

August 26, 2022

I have been unable to respond to you by taking the survey, I did spend some time on the phone yesterday with Ryan. He listened to me, but I didn't feel I was really heard for the simple reason his message was the same.

I'm in disbelief about what the city of Sunnyvale is trying to do, one more nail in the coffin of the property owners. No one looks to help, assist or protect the property owners, it's all protecting the tenants, but who pays for all the destruction or lack of rent tenants don't pay. plus the taxes to the city we do.

Do I just call the city of Sunnyvale and ask for protection and help? No when the Moratorium was pushed upon us, we had to pay Taxes, Insurance, Repairs, Utilities, Mortgages there was no help from the City. I called the city to see about helping tenants that couldn't pay their rent one tenant one time received assistance, then no more.

So problems are created for property owners, with no resolution in sight. Now you are trying to pass another law, the property owner does a one year lease agreement. Are you going to be available if they don't pay rent yet they have 8 or 9 months on their lease.

The best one is for a property owner to pay relocation assistance to a tenant for a no fault just cause. My question is who is taking over my property, the city of Sunnyvale or am I the owner. Someone told me sometime ago that the government's goal is to take over properties, I laughed, but after the city of San Jose and now Sunnyvale is doing its no longer laughable

The City Council sits around, votes on these out of control laws and never mind thinking things out. Large Corporations can purchase properties owned by small owners, and let them go no longer are they taken care of as a small owner does pretty soon it all looks like a dump. I know it happened to me. The cooperation bought out a building of mine, increased the rents sky high, and let it go. The outside looks horrible. Embarrassing for the neighborhood then property values go down that's it.

You ask for owners, and managers input but you have already made up your minds what we say and think is baseless. keep in mind I can't imagine any owner is happy about any of this in my way of thinking thats many NO's.

Sincerely

Helia Carvalho