

From: Son Nguyen [REDACTED] >
Sent: Saturday, May 6, 2017 4:25 PM
To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; City Clerk; Morales-Ferrand, Jacky
Subject: Property owners under a mountain of new regulations

As a recent small wife-husband landlord with a property under ARO, we see for the last 2 years huge changes: many new laws, regulations and all negative to the rental industry in San Jose. From few regulations to too many regulations, many are complex and punitive to landlords.

It's getting to the point that it's not worth it and I think we're ready to give up. We feel like we're being punished for providing housing services to other people, like we're greedy and have no consideration for our tenants other than their money. That's simply not true at all.

I can understand that some landlords are greedy, malicious and do bad things. The same can be said about tenants. And those "horror" stories when told to the media and the council are very emotional, dramatic and one-sided.

However, please remember that they are NOT the big picture. Certainly not all landlords are like that.

I hope the council members understand that government can have a huge impact on industries. The law of supply and demand drives the rent. Trying to force/manipulate it with too many restrictive rent controls will NOT solve the high rent and low housing supply in San Jose. It's applying bandage to the wrong place. Please leave San Jose property owners a reason to own rental properties.

Thank you!
 Son Nguyen