



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Sergio Jimenez

SUBJECT: ELLIS ACT RECONTROL
PROVISIONS

DATE: April 22, 2019

Approved by:

Date: April 22, 2019

Recommendation

Accept Mayor Liccardo's memo dated April 19, 2019, with the following additions:

1. Include the following as primary goals in recommendation #1:
 - a. Preserve existing, naturally affordable housing; and
 - b. Prevent evictions of renters most at risk of displacement, such as communities of color, seniors, families with school-aged children, single parent households, veterans, low-income, disabled tenants, and other vulnerable populations.
2. Direct staff to prepare and present findings on demographics and characteristics of ARO tenants impacted by changes to the Ellis Act Ordinance, including but not limited to:
 - a. Age, race, gender, family structure, school-aged children, income-level, and disability status;
 - b. The number of ARO tenants by Council District; and
 - c. The financial impact on household incomes of ARO tenants facing rent increases caused by the Ellis Act Ordinance.

Background

I appreciate the Housing Department for their work and analysis on the re-control provisions of the Ellis Act Ordinance. Balancing production of affordable units with the preservation and protection of our existing affordable housing stock requires careful consideration. The Council is tasked with advancing goals that oftentimes are in direct conflict with each other. In order to make an informed decision that is inclusive and fair to all stakeholders, developers and tenants alike, we need more information. It is inequitable to simply review the impact that our Ellis Act Ordinance has on development without also examining the effect these policies have on tenants and our community as a whole.