



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: November 4, 2019

Approved

D. D. SYL

Date

11/4/19

SUPPLEMENTAL

SUBJECT: ELLIS ACT ORDINANCE RE-CONTROL PROVISIONS

REASON FOR SUPPLEMENTAL REPORT

The reason for this supplemental memo is to provide the recommendations made by the Housing and Community Development Commission regarding the demographic study of renters living in apartments covered by the Apartment Rent Ordinance.

ANALYSIS

The Housing and Community Development Commission held a special meeting on October 29, 2019. After hearing a staff presentation and taking comments from the public, the Housing and Community Development Commission provided recommendations to the City Council regarding the Actions Related to the Ellis Act Ordinance Re-control Provisions. The Commission wanted to highlight for City Council that one of the most significant findings in the report is that the population of ARO tenants is largely Hispanic/Latinx (47%) and that any changes to the Ellis Act Ordinance and Apartment Rent Ordinance should be thoughtful of disproportionate impact on the Hispanic/Latinx communities in addition to the impact on all communities.

The Commission also recommended that **Table 9** in the Ellis Act Ordinance memo submitted to City Council for the November 5, 2019 meeting also include the numerical population for ARO renters and all renters in San José. An updated **Table 9** is included below:

Table 9 – Race-Ethnicity of San José ARO Renters

Race-Ethnicity	Approx. ARO Renters		Approx. Total San José Renter Population		Approx. Total San José Resident Population	
	#	%	#	%	#	%
African American	5,664	5%	20,301	5%	28,843	3%
Asian American or Pacific Islander	29,454	26%	117,748	29%	367,752	36%
Hispanic or Latinx	53,243	47%	138,050	34%	324,487	32%
White	21,524	19%	117,748	29%	271,951	26%
Other	3,399	3%	12,181	3%	37,084	4%
Total	113,284	100%	406,028	100%	1,030,119	100%

Source: Economic Roundtable analysis; U.S. Census Bureau, 2013-2017 5-Year American Community Survey, Public Use Microdata Sample (PUMS).

/s/
 JACKY MORALES-FERRAND
 Director of Housing

For questions, please contact Rachel VanderVeen, Deputy Director, at (408) 535-8231.