



Memorandum

TO: Mayor and City Council

FROM: Councilmember Arenas
Councilmember Jimenez

DATE: May 3, 2017

SUBJECT: ACTIONS RELATED TO A TENANT PROTECTION ORDINANCE WITH JUST CAUSE PROTECTIONS

APPROVED

Sergio Jimenez HC

DATE: May 3, 2017

Sylvia Juvas JB

RECOMMENDATION

1. Approve an Ordinance amending Title 17 of the San Jose Municipal Code adding Part 12 to Chapter 17.23 to include a Tenant Protection Ordinance that restricts no-cause evictions and establishes requirements for landlords to state a just cause for eviction.
2. Adopt an Urgency Ordinance to adding Part 12 Chapter 17.23 to Title 17 of the San Jose Municipal Code to include a Tenant Protection Ordinance that restricts no-cause evictions and establishes requirements for landlords to state a just cause for eviction.

BACKGROUND

On April 18, 2017 the City Council as a whole voted in favor of “just-cause” protections for tenants in San Jose. Though there were varying opinions on the timeline for implementation of this protection, it was evident from all sides of the debate that “no-cause” evictions are responsible for the displacement of thousands of residents and families each year, and that “no-cause” evictions make it possible for bad actors to evict good tenants in order to raise the rent, and in extreme cases take advantage of rental subsidies.

With uncertainty for tenants and landlords looming, we strongly recommend that our Council colleagues vote to support the proposed Urgency Ordinance.

An Urgency Ordinance would remove the window of uncertainty and replace it with stability, not just for tenants but landlords as well. It is critical that our actions today prevent creating a window where evictions may happen between today’s vote and when the ordinance goes into effect. It is additionally important because it would ensure that tenants are protected and landlords fully understand the eviction process as outlined in the Ordinance.

In, conclusion we urge our Council colleagues not to delay protections for tenants and approve the Urgency Ordinance as outlined in the Housing Department's Memo dated April 28, 2017.