

# When Renters Rise, Our City Thrives

## Protecting renting families would boost San Jose's economy and reduce racial and gender inequity

San Jose is increasingly a city of renters. Today, over 400,000 San Joseans live in renter households, but face skyrocketing housing costs. When the rent is too high, little is left over for basics like food, transportation, health care, and education. Thousands of families are at risk of eviction and homelessness.

**Renters are critical to San Jose's present and future...**



San Jose's renter population is 419,500 strong, an **increase of 24% since 2000**.

**...but they are burdened by rising rents and low wages.**

**53%**  
pay too much for housing \*

Renters already contribute **\$7.5 billion** each year to the San Jose economy.\*\*

If rents were more affordable, renters and the city would be much better off.

**If all San Jose renters paid only what they could afford on housing...**

**...they would have an extra \$599 million to spend in the community each year, or:**

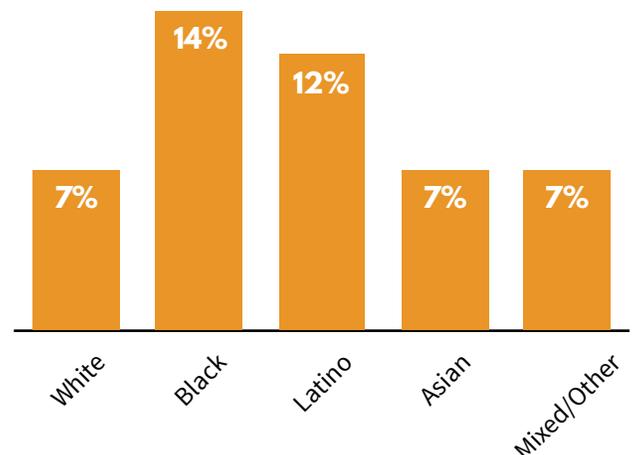
**\$8,500**  
per household \*\*\*

This would cover the basics for a two-person household, like:

- more than 1.5 times an entire food budget,
- more than the full cost of child care,
- more than all transportation costs, or
- 92% of tuition at a California public university.

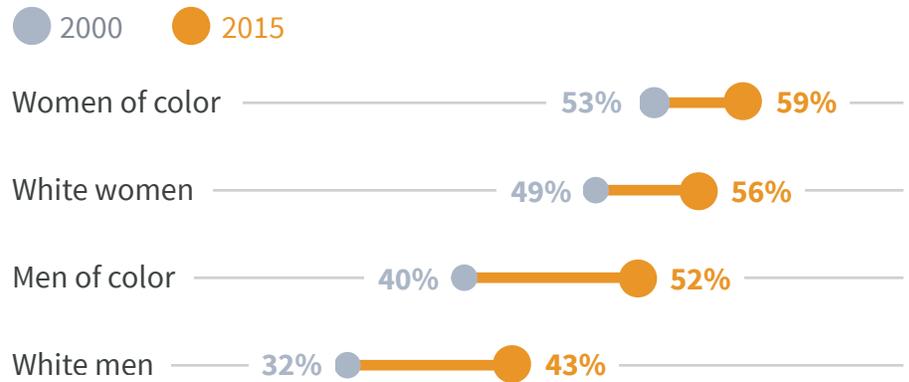
**...everyone would be better off, and racial inequities would shrink.**

Increase in yearly disposable income by race:



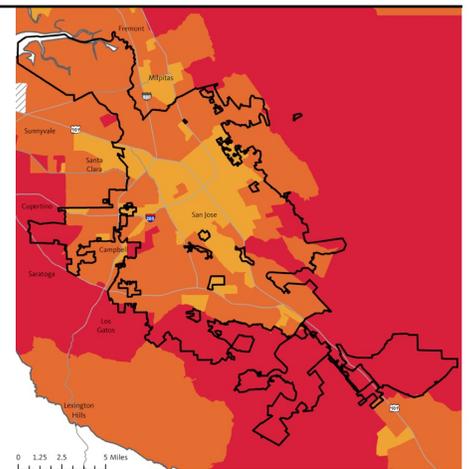
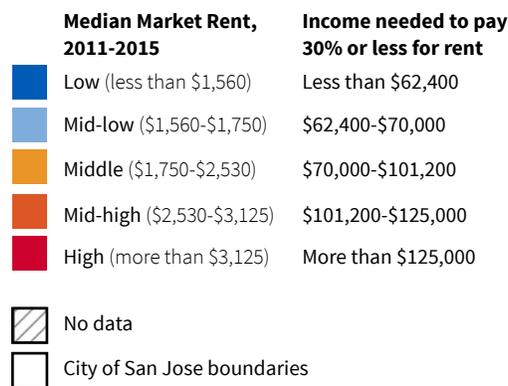
## Women of color continue to face the steepest rent burdens.

### Share of renters paying more than 30% of income on housing:



## No neighborhood in San Jose is affordable for 2 minimum-wage workers.

A household with two adults making \$13.50/hr would bring home \$56,160/year. It takes at least \$70,000 to find affordable rent in San Jose.



## San Jose thrives when its renters thrive.

Let's stand with renters by:

1. Stopping illegal utility charges by preventing greedy landlords from using Ratio Utility Billing Services (RUBS) to increase rents
2. Adding protections for immigrants under just cause eviction protections
3. Stopping unfair evictions and harassment of tenants by opposing a redundant and discriminatory "criminal activity" policy
4. Preventing displacement by requiring all rental units in redeveloped properties covered by the ARO to be placed under rent control
5. Developing an ordinance to prohibit discrimination against recipients of Section 8 or other voucher programs at every stage of the rental process

Data analysis from the Bay Area Equity Atlas partnership between PolicyLink, The San Francisco Foundation, and the USC Program for Environmental and Regional Equity (PERE). **Sources:** 2015 5-Year American Community Survey and 2000 Decennial Census microdata from the Integrated Public Use Microdata Series, the MIT Living Wage Calculator, Zillow Rent Index (ZRI) Time Series: Multifamily, SFR, Condo/Co-op, and the College Board.

**Notes:** Unless otherwise noted, "renters" refers to renter-occupied households. All data by race and gender are determined by the race and gender of the household head and are only reported if the sample size is sufficient. All racial/ethnic groups are non-Latino

(except for Latinos) and women/men of color include all persons who do not identify as non-Hispanic White. All dollar values in 2015 dollars. "Disposable income" is defined as household income minus housing costs (rent and utilities). \*We use the common standard of spending no more than 30 percent of income on housing costs to measure affordability at the household level, also called housing burden. \*\*Renter contributions to the local economy are defined as income minus housing costs (disposable income). \*\*\*Potential increase in disposable income per rent-burdened household. Data on living expenses are at the county level from the MIT Living Wage Calculator for a household comprising one adult and one child. Data on education expenses at public four-year colleges are from the College Board and are at the state level for 2015.