

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [BOS-Operations](#); [Jalipa, Brent \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Subject: FW: Opposition to File No. 240684- Resolution Supporting the Justice for Renters Act
Date: Thursday, June 20, 2024 9:46:38 AM
Attachments: [Opposition Letter File No. 240684- Resolution Supporting the Justice for Renters Act.pdf](#)

Hello,

Please see attached and below communication regarding **File No. 240684:**

Resolution supporting The Justice for Renters Act, a California State Proposition on the November 5, 2024, ballot; and reaffirming the City and County of San Francisco's support for repeal of the Costa-Hawkins Rental Housing Act.

Regards,

John Bullock
Office of the Clerk of the Board
San Francisco Board of Supervisor
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
BOS@sfgov.org | www.sfbos.org

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

From: Charley Goss <charley@sfaa.org>
Sent: Monday, June 17, 2024 3:44 PM
To: Chan, Connie (BOS) <connie.chan@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Ronen, Hillary (BOS) <hillary.ronen@sfgov.org>; Walton,

Shamann (BOS) <shamann.walton@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Power, Andres (MYR) <andres.power@sfgov.org>; Janan New <janan@sfaa.org>
Subject: Opposition to File No. 240684- Resolution Supporting the Justice for Renters Act

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Members of the Board of Supervisors,

Attached please find a letter in opposition to File No. 240684: Resolution Supporting the Justice for Renters Act, on behalf of:

- The San Francisco Apartment Association
- Advance SF
- Bay Area Council
- Building Owners and Managers Association San Francisco
- Housing Action Coalition
- San Francisco Association of Realtors
- San Francisco Chamber of Commerce
- Kilroy Realty Corporation
- L37 Development
- Build Group
- Emerald Fund
- Plant Construction
- Prado Group
- Presidio Bay Ventures
- Related California
- The BayLands Company
- Tishman Speyer
- TMG Partners
- Webcor Builders
- Wilson Meany

This proposed resolution is Agenda Item 49 on the agenda for the full Board of Supervisors meeting on Tuesday, 6/18/24. Please do not hesitate to contact us with any questions or concerns.

Best,

Charley Goss
Government and Community Affairs Manager
San Francisco Apartment Association

415.255.2288 ext. 114



San Francisco Board of Supervisors

San Francisco City Hall, Room 244

1 Carlton B. Goodlett Place

San Francisco, CA 94102

June 17, 2024

Re: Opposition to File No. 240684: Resolution Supporting the Justice for Renters Act

Dear Supervisors,

We write to you on behalf of the undersigned organizations in opposition to Supervisor Preston’s proposed resolution to support the “Justice for Renters Act” on the statewide November 5, 2024 ballot (File No. 240684). As you know, the “Justice for Renters Act” (JFRA) would fully and abruptly repeal the Costa-Hawkins Rental Housing Act, thus allowing California cities like San Francisco to immediately impose strict vacancy control in addition to rent control on single family homes, condominiums, and new apartment buildings.

The implementation of vacancy control as would be enabled by the passage of the Justice for Renters Act and supported in this resolution would fully derail San Francisco’s efforts and its mandate to meet its housing production goals, and would undermine the recent, commendable efforts that San Francisco has made to streamline housing production at all income levels while creating an environment where capital is attracted to investing in San Francisco mixed-income housing projects.

The passage of JFRA would effectively eliminate any financial incentive to invest in new housing production in San Francisco, and make moot the city’s efforts to meet its mandate to add 82,000 new units of housing by 2031, thus jeopardizing hundreds of millions of dollars in state funding for affordable housing and transit.

Contrary to the findings referenced in the proposed resolution, academic experts have repeatedly demonstrated that extreme rent control stifles new housing construction, perpetuating shortages and driving up costs for renters. Additionally, the proposed ballot measure undermines pro-housing laws by allowing cities that oppose new development to ignore state housing laws and refuse to build their fair share of housing.

This resolution sends a clear but dangerous message to affordable housing and mixed-income developers, trades unions, pension funds, endowments, builders, investors, banks, and lenders that the City and County of San Francisco is overtly hostile to investment in new housing.

If the JFRA passes in November and vacancy control is imposed, the end result will be less Affordable Housing, less workforce housing, less mixed-income market-rate housing, less in-lieu fee money for MOHCD, and less first-time ownership housing, exacerbating our housing crisis and eliminating housing opportunities for our teachers, first responders, service industry workers, and families.

In addition to the signatories to this letter, the following individuals or groups have come out in opposition to the JFRA:

- United Brotherhood of Carpenters
- Norcal Carpenters Union
- California Council for Affordable Housing
- Senator Toni Atkins
- Assembly Member Buffy Wicks
- YIMBY California

Thank you for your attention to this important matter.

Sincerely,

Janan New and Charley Goss, San Francisco Apartment Association

Chris Wright and Wade Rose, Advance SF

Jim Wunderman, Bay Area Council

David Harrison, Building Owners and Managers Association San Francisco

Corey Smith, Housing Action Coalition

Mary Jung and Jay Cheng, San Francisco Association of Realtors

Daniel Herzstein, San Francisco Chamber of Commerce

Mike Grisso, Kilroy Realty Corporation

Eric Tao, L37 Development

Ross Edwards, Build Group

Oz Erickson and Marc Babsin, Emerald Fund

Chris Rivielle, Plant Construction

Dan Safier and Craig Greenwood, Prado Group

Cyrus Sanandaji, Presidio Bay Ventures

Bill Witte, Related California

Greg Vilkin, The BayLands Company

Maggie Kadin, Tishman Speyer

Michael Covarrubias, TMG Partners

Matt Rossie, Webcor Builders

Christopher Meany, Wilson Meany