

File No. 131094

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Neighborhood Services & Safety Date November 14, 2013

Board of Supervisors Meeting Date _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Legislative Analyst Report
- Youth Commission Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

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Completed by: Derek Evans Date 11/8/13

Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee.
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative

Sponsor(s):

Campos

Subject:

Hearing on the Budget & Legislative Analyst's Analysis of Tenant Displacement in San Francisco

The text is listed below or attached:

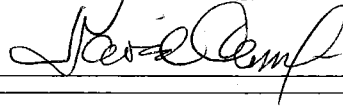
At my request, the Budget and Legislative Analyst conducted an analysis of tenant displacement in San Francisco. The data in the report confirms that there is a housing crisis in this City.

The report states that all types of evictions have increased each year between 2010 and 2013. Alarmingly, Ellis Act evictions have increased by 169.8 percent during this time period. In Rent Board year 2013, there were 1716 registered evictions in San Francisco. The report is careful to note that it is likely that more tenants are displaced than those reported to the Rent Board for two reasons. First, the City's eviction control laws apply only to housing units built before June 13, 1979. Second, housing advocates report that landlords often offer "buyouts" to their tenants for them to vacate their units in lieu of an Ellis Act eviction.

The report also shows a relationship between the increase in Ellis Act evictions and the increase in the market value of residential properties in San Francisco with average home prices having increased by 21.9 percent between 2009 and 2013, from \$735,828 to \$897,338. The report shows that rental rates have similarly skyrocketed so that the median rental rate in June 2013 for all types of apartments was \$3,414. Given the high costs of housing (whether one chooses to rent or buy), if someone is evicted today in San Francisco, he or she will likely be forced to leave the City. Also alarming, the report shows that in calendar year 2011, 42.9 percent of all San Francisco households were already rent-burdened, meaning the household pays 30 percent or more of gross household income toward rent.

I am calling a hearing on the Budget and Legislative Analyst report to further understand the level of San Francisco's housing crisis as well as to hear from any interested party about potential solutions. San Francisco will not continue to be a diverse and vibrant City for all if everyone but the ultra rich is priced out.

Signature of Sponsoring Supervisor: _____



For Clerk's Use Only: