

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place
Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

December 31, 2025

Paul Yoder
Karen Lange
Erica Smith
Shaw Yoder Antwih Schmelzer & Lange
1415 L Street, Suite 1000
Sacramento, CA 95814

Re: Board of Supervisors Resolution No. 593-25

Dear Mr. Yoder, Ms. Lange, and Ms. Smith:

On December 9, 2025, the Board of Supervisors of the City and County of San Francisco adopted Resolution No. 593-25 (Urging State Legislature to Strengthen Protection for Tenants in Rent-Controlled Units), which was enacted on December 19, 2025.

The Board of Supervisors directs the Clerk of the Board to forward the following document to your attention:

- One copy of Resolution No. 593-25 (File No. 251194)

If you have any questions or require additional information, please contact the Office of the Clerk of the Board at (415) 554-5184, or by e-mail: board.of.supervisors@sfgov.org.

Sincerely,


Angela Calvillo
Clerk of the Board

jw:ak:ams

- c. Members of the Board of Supervisors, Supervisors Myrna Melgar, Chyanne Chen, Jackie Fielder, Connie Chan
Adam Thongsavat, Liaison to the Board of Supervisors, Mayor's Office
Eileen F. Mariano, Manager of State and Federal Legislative Affairs, Mayor's Office
Aly Bonde, Policy Director, Mayor's Office

1 [Urging State Legislature to Strengthen Protection for Tenants in Rent-Controlled Units]

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3 **Resolution urging state officials to amend sections enacted by the passage of the**
4 **Housing Crisis Act of 2019 or SB 330, including, but not limited to, Government Code,**
5 **Sections 65941.1, 66300, and 66301, which limited San Francisco’s ability to protect**
6 **rent controlled units from demolition, weakened tenants’ right of return after demolition**
7 **or redevelopment, and undermined local Housing Element Objectives to preserve**
8 **affordable housing.**

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10 WHEREAS, The City and County of San Francisco is in the midst of a long-standing
11 housing affordability and displacement crisis; and

12 WHEREAS, The San Francisco Rent Ordinance, protects from unjust evictions and
13 extreme price increases and has served as a cornerstone of our housing stability and anti-
14 displacement policy in the City since 1979; and

15 WHEREAS, Approximately 65% of residents live in rental housing much of which is
16 rent controlled; and

17 WHEREAS, Displacement of low-income tenants from rent-controlled housing even
18 temporarily, often results in their permanent removal from the City, disproportionately harming
19 communities of color, seniors, people with disabilities, and low-income families, and

20 WHEREAS, The Housing Crisis Act originally was enacted to expedite housing
21 production in areas deemed to have a housing crisis and included provisions that allow for the
22 demolition of existing residential units as long as “protected units” are replaced and the project
23 includes least one additional unit, and

1 WHEREAS, The Housing Crisis Act, defines rent-controlled units as “protected” only if
2 they have been occupied by tenants within the last five years, while San Francisco considers
3 rent-controlled units as “protected” without a limit of time, and

4 WHEREAS, A five-year lookback is short enough that developers will be incentivized to
5 keep rent-controlled units vacant for five years in order to avoid replacement requirements
6 and tenant assistance, which exacerbates our housing crisis, and

7 WHEREAS, The Housing Crisis Act, conflicts with Objective 3.C of our Housing
8 Element to “Eliminate Displacement of Vulnerable Communities and Communities of Color,”
9 and

10 WHEREAS, Replacement units are not required to remain rental units so former
11 tenants may be offered the option of purchasing a unit which may be beyond their means or
12 desires, and

13 WHEREAS, The Housing Crisis Act was amended in 2021 with SB 8 by its author
14 State Senator Nancy Skinner to reduce relocation benefits that would have otherwise been
15 required for tenants who are not considered “low-income,” which is in contradiction with San
16 Francisco’s longstanding right of return for all tenants, and

17 WHEREAS, The Housing Crisis Act, disrupts the ability to protect “Priority Equity
18 Geographies” neighborhoods most at risk of gentrification and displacement - as demolition
19 can occur anywhere in the city, and

20 WHEREAS, True housing justice must prioritize not only capacity for new housing
21 units, but also the preservation of existing affordable housing stock and the rights of the
22 people who live in them; now, therefore, be it

23 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
24 hereby urges state representatives to amend the Housing Crisis Act in its current form, to
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1 preserve city's ability to craft stronger demolition regulations, tenant relocation benefits, and
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3 FURTHER RESOLVED, That the Board urges the California State Legislature to
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6 and other protected units from demolition unless tenants are granted enforceable rights of
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9 FURTHER RESOLVED, That the Clerk of the Board shall transmit copies of this
10 Resolution urging Assembly Member Matt Haney, Assembly Member Catherine Stefani, State
11 Senator Scott Wiener, and the City's State Lobbyist.



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Tails
Resolution

File Number: 251194

Date Passed: December 09, 2025

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December 09, 2025 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

December 09, 2025 Board of Supervisors - ADOPTED AS AMENDED

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

File No. 251194

I hereby certify that the foregoing Resolution was ADOPTED AS AMENDED on 12/9/2025 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Unsigned

Daniel Lurie
Mayor

12/19/2025

Date Approved

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without his approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.



Angela Calvillo
Clerk of the Board

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December 31, 2025

The Honorable Scott Wiener
California State Senator
California State Capitol
1021 O Street, Suite 8620
Sacramento, CA 95814-4900

Re: Board of Supervisors Resolution No. 593-25

Dear Senator Wiener:

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Sincerely,

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Angela Calvillo
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13 extreme price increases and has served as a cornerstone of our housing stability and anti-
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15 WHEREAS, Approximately 65% of residents live in rental housing much of which is
16 rent controlled; and

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Tails
Resolution

File Number: 251194

Date Passed: December 09, 2025

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File No. 251194

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Angela Calvillo
Clerk of the Board

Unsigned

Daniel Lurie
Mayor

12/19/2025

Date Approved

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December 31, 2025

The Honorable Matt Haney
California State Assembly Member
California State Capitol
1021 O Street, Suite 5740
P.O. Box 942849
Sacramento, CA 94249-0017

Re: Board of Supervisors Resolution No. 593-25

Dear Assembly Member Haney:

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Sincerely,

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Clerk of the Board

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Tails
Resolution

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File No. 251194

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Handwritten signature of Angela Calvillo

Angela Calvillo
Clerk of the Board

Unsigned

Daniel Lurie
Mayor

12/19/2025

Date Approved

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Clerk of the Board

12/19/2025

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December 31, 2025

The Honorable Catherine Stefani
California State Assembly Member
California State Capitol
P.O. Box 942849
Sacramento, CA 94249-0019

Re: Board of Supervisors Resolution No. 593-25

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