

File No. 200708

Committee Item No. 3

Board Item No. 20

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Budget & Finance Committee

Date July 29, 2020

Board of Supervisors Meeting

Date August 11, 2020

Cmte Board

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OTHER (Use back side if additional space is needed)

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Completed by: Linda Wong

Date July 24, 2020

Completed by: Linda Wong

Date August 3, 2020

1 [Supporting the Intent to Fund COVID - 19 Rent Resolution and Relief Fund and
2 Social Housing Program Fund]

3 **Resolution supporting housing stability by indicating the Board of Supervisor's intent**
4 **to appropriate revenue generated by a November 2020 transfer tax ballot measure to a**
5 **COVID-19 Rent Resolution and Relief Fund and a Social Housing Program Fund.**

6
7 WHEREAS, Prior to the onset of the COVID-19 pandemic, more than two million U.S.
8 renters faced eviction each year, more than double the amount of U.S. homeowners who lost
9 their homes to foreclosure during the peak of the Great Recession (861,664 families lost their
10 homes to foreclosure in 2008); and

11 WHEREAS, Prior to the onset of the COVID-19 pandemic, an estimated 553,742
12 people in the United States experienced homelessness on any given night, roughly
13 11,000,000 low-income households regularly reported severe rent burdens and, of the more
14 than 20,000,000 U.S. households in need of federal rental assistance, 75% were denied such
15 assistance because of funding restrictions; and

16 WHEREAS, 44,000,000 Americans have filed for unemployment since the onset of the
17 COVID-19 pandemic; and

18 WHEREAS, According to research by the Urban Institute, between March 25 and April
19 10 of 2020, nearly half of all U.S. renters between ages 18 and 64 reported experiencing food
20 insecurity, trouble paying rent or utilities and inability to afford needed medical care; and

21 WHEREAS, According to research by the COVID-19 Eviction Defense Project,
22 between 19,000,000 and 23,000,000 renters, roughly one in five of the 110 million Americans
23 who rent their homes, are at risk of eviction by September 30, 2020; and

24 WHEREAS, Due to disproportionate and historic job losses in communities of color
25 during the COVID-19 crisis, black and Latino renters have, during the past three months,

1 reported an inability to pay their full rent or a need to pay rent late more than twice as often as
2 white renters; and

3 WHEREAS, In 2019, nearly 10,000 San Francisco residents were found to be
4 experiencing homelessness and the City Budget proposal allocated more than
5 \$364,000,000.00 to homeless services, averaging out to roughly \$36,400.00 per homeless
6 resident; and

7 WHEREAS, 3% of San Francisco tenants paid no rent in June 2020 and another 2.5%
8 of San Francisco tenants only paid partial rent in June 2020, according to a survey by San
9 Francisco Apartment Association; and

10 WHEREAS, According to a survey from the San Francisco Apartment Association,
11 7.5% of San Francisco Renters have broken their lease over the past three months; and

12 WHEREAS, Since San Francisco enacted COVID-19 stay-at-home orders, 27% of
13 owners have received requests for temporary or permanent rent reductions, and 21% of
14 owners have granted these requests, according to a survey from the San Francisco
15 Apartment Association; and

16 WHEREAS, The Federal Government's ban on evictions in federally assisted
17 properties is set to expire on July 25, 2020 and the provision of the Federal Government's
18 CARES Act providing for additional payments of \$600 in weekly unemployment benefits to
19 those workers who have lost jobs during the COVID-19 pandemic is set to expire on July 31,
20 2020; and

21 WHEREAS, Declining rent payments and rent strikes are more likely to create hardship
22 for small landlords, who are more likely than larger corporate landlords to lack the financial
23 cushion needed to financially survive during an extended crisis; and

24 WHEREAS, A purpose of a November 2020 ballot measure, proposed by Supervisor
25 Dean Preston, is to promote housing stability during and after the COVID-19 crisis and to

1 ensure our city's economic recovery in the pandemic's aftermath by doubling the City's
2 transfer tax on transfers of real property with a consideration or value of \$10 million or more;
3 and

4 WHEREAS, The ballot measure would incentivize the sale of real property with a
5 consideration or value of \$10 million or more to the City or nonprofits for social housing
6 purposes, deterring real estate speculation by the nation's biggest corporate property owners
7 in San Francisco. It would also provide General fund revenues that the Board of Supervisors
8 by this resolution expresses its intent to use for a COVID-19 Rent Resolution and Relief Fund
9 to address unpaid COVID-19 related rent and by this resolution expresses its intent to use for
10 a Social Housing Program Fund for the creation, acquisition, or development of property by
11 the City or affordable housing nonprofits for social housing; and

12 WHEREAS, The ballot measure would adjust the City's transfer tax rates such that
13 rates for transfers of real property with a consideration or value of at least \$10 million but less
14 than \$25 million would increase from 2.75% to 5.5%, and rates for transfers of real property
15 with a consideration or value of at least \$25 million would increase from 3% to 6%; and

16 WHEREAS, Any and all funds raised by the transfer tax will deposited into the General
17 Fund, and by this resolution the Board of Supervisors expresses its intent that such funds be
18 divided between a COVID-19 Rent Resolution and Relief Fund and a Social Housing Program
19 Fund, known collectively as "Housing Stability Package," and described herein; and

20 WHEREAS, The purpose of the COVID-19 Rent Resolution and Relief Fund, as set
21 forth in Board File No. 200611, is to incentivize rent forgiveness by making funds available to
22 compensate, at least in part, those residential landlords who apply for compensation and
23 have, by December 31, 2020, voluntarily waived rent payments that their respective tenants
24 would otherwise have been obligated to pay either during or after the COVID-19 pandemic;
25 and

1 WHEREAS, Any funds that the Board appropriates for the COVID-19 Rent Resolution
2 and Relief Fund that are not availed upon by landlords could be appropriated by the Board to
3 be used for the RADCO program to which tenants who are struggling to make back rent
4 payments can apply through the EDC; and

5 WHEREAS, The purpose of the Social Housing Program Fund, as set forth in Board
6 File No. 200610, is to finance the purchase and creation of properties for use in the
7 development of affordable, social housing by means of land banking, the establishment of
8 community land trusts and other social housing efforts; now, therefore, be it

9 RESOLVED, That the Board of Supervisors intends to support the funding of the
10 COVID-19 Rent Resolution and Relief Fund by appropriating funds raised by the transfer tax
11 ballot measure to such a program; and, be it

12 FURTHER RESOLVED, That the Board of Supervisors intends to support the funding
13 of the Social Housing Program Fund described herein by appropriating funds raised by the
14 transfer tax ballot measure to such a fund.

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Introduction Form

By a Member of the Board of Supervisors or 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 inquiries"
- 5. City Attorney Request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic 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 the Imperative Form.

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor:

For Clerk's Use Only

From: [Smeallie, Kyle \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Preston, Dean \(BOS\)](#)
Subject: Resolution to be introduced today by Supervisor Preston
Date: Tuesday, June 30, 2020 4:28:14 PM
Attachments: [Preston - Housing Stability Act Reso of Intent to Fund - FINAL.docx](#)
[Introduction Form - Intent to Fund Housing Stability Package.pdf](#)

Good afternoon,

Attached please find a resolution to be introduced today by Supervisor Preston.

The Introduction Form is attached here, and I am copying Supervisor Preston here to indicate his approval.

Let me know if there is anything else needed from us.

Thanks!

Kyle Smeallie

Legislative Aide, District 5 Supervisor Dean Preston

Office: 415.554.6783

Cell: 571.334.2814

Pronouns: He / His / Him