

File No. 200708

Committee Item No. 3

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date July 29, 2020

Board of Supervisors Meeting

Date \_\_\_\_\_

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Linda Wong

Date July 24, 2020

Completed by: Linda Wong

Date \_\_\_\_\_

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

3 **Resolution supporting housing stability by allocating revenue generated by a**  
4 **November 2020 transfer tax ballot measure, in two equal halves, to a COVID-19 Rent**  
5 **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, The 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 transfer  
2 tax on properties valued at \$10 million or more; and

3 WHEREAS, The ballot measure will incentivize the sale of real property valued at \$10  
4 million or more to the City or Nonprofits for social housing purposes, deterring real estate  
5 speculation by the nation's biggest corporate property owners in San Francisco, funding a  
6 COVID-19 Rent Resolution and Relief Fund to address unpaid COVID-19 related rent, and  
7 funding a Social Housing Program Fund for the creation, acquisition or development of  
8 property by the city or affordable housing nonprofits for social housing; and

9 WHEREAS, The ballot measure would adjust the city transfer tax rates such that rates  
10 for properties valued at more than \$10 million but less than \$25 million will increase from  
11 2.75% to 5.5% and rates for properties valued at more than \$25 million will increase from 3%  
12 to 6%; and

13 WHEREAS, Any and all funds raised by the transfer tax shall be divided equally  
14 between a COVID-19 Rent Resolution and Relief Fund and a Social Housing Program Fund,  
15 known collectively as "Housing Stability Package," and described herein; and

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

22 WHEREAS, Any funds designated for the COVID-19 Rent Resolution and Relief Fund  
23 that are not availed upon by landlords shall revert to the RADCO program to which tenants  
24 who are struggling to make back rent payments can apply through the EDC; and

25

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

5           RESOLVED, That the Board of Supervisors shall support the funding of the COVID-19  
6 Rent Resolution and Relief Fund by allocating half (50%) of any and all funds raised by the  
7 transfer tax ballot measure to such a program, with funding to end by December 31, 2021;  
8 and, be it

9           FURTHER RESOLVED, That the Board of Supervisors shall support the funding of the  
10 Social Housing Program Fund described herein by allocating half (50%) of any and all funds  
11 raised by the transfer tax ballot measure to such a fund, with (100%) of transfer tax revenue  
12 allocated to this fund after December 31, 2021; and, be it

13           FURTHER RESOLVED, That the funding allocated to the COVID-19 Rent Resolution  
14 and Relief Fund and Social Housing Program Fund as described herein shall be contingent  
15 upon the passage of the November 2020 transfer tax ballot measure, which will create new  
16 revenues to wholly fund the Housing Stability Package.

# 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