

REVISED LEGISLATIVE DIGEST
(Amended in Committee – October 1, 2020)

[Administrative Code - Rent Control at Midtown Park Apartments]

Ordinance amending the Administrative Code to adopt rent increase limitations for dwelling units at Midtown Park Apartments, a residential development owned by the City and County of San Francisco; and expanding the Rent Board fee to cover those dwelling units.

Existing Law

Midtown Park Apartments is a residential building owned by the City. Rental units at Midtown are not subject to the City's Rent Ordinance. Instead, rents at Midtown are set by the Mayor's Office of Housing and Community Development ("MOHCD"), based on a percentage of each tenant's household income and other factors.

Amendments to Current Law

MOHCD would retain the ability to set rents at Midtown as it has previously done, for all dwelling units that are not occupied by tenants who have residing there since January 1, 2014 ("Legacy Tenants"). Legacy Tenants would instead have their rents set as though the Rent Ordinance applied. But, each Legacy Tenant would have a one-time option to switch over to having their rents be set under whatever MOHCD rent program may exist at that time. Once a Legacy Tenant switched over to the MOHCD rent program, that would apply going forward, and the Legacy Tenant could not later revert to the Rent Ordinance.

Rent disputes for Midtown units (regardless whether occupied by a Legacy Tenant) could be appealed to the Rent Board, and the Rent Board fee would apply to Midtown units in order for the City to recoup the associated costs.

The ordinance also directs MOHCD to determine the base rents and applicable rent increases for the existing tenants at Midtown (Legacy and non-Legacy Tenants), and to credit any excess amounts that any tenant may have paid between May 1, 2014 and the date the ordinance will take effect, by no later than February 1, 2021.

Background Information

Midtown Park Apartments is located at 1415 Scott Street, San Francisco (Lot 31, Assessor's Block 1099). This version of the legislative digest reflects amendments made on September 17, 2020; and amendments made on September 1, 2020 with regard to the February 1, 2021 implementation date.

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