

1 [Supporting California State Assembly Bill No. 2053 (Lee) - Social Housing Act]

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3 **Resolution supporting California State Assembly Bill No. 2053, the Social Housing Act,**
4 **introduced by Assembly Member Alex Lee, which establishes the California Housing**
5 **Authority to produce and acquire social housing developments.**

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7 WHEREAS, California is in the midst of the worst housing shortage and housing
8 affordability crisis in over 50 years; and

9 WHEREAS, The Legislative Analyst’s Office of the California State Legislature (LAO)
10 reported in 2015, that housing construction has slowed since the 1970s; that the decrease in
11 new housing starts corresponds to rising home prices; and that the deficit of housing
12 construction is observed to be the most severe in coastal cities experiencing high demand for
13 housing, causing the displacement of coastal residents to inland jurisdictions, thereby
14 increasing housing costs for all California residents; and

15 WHEREAS, A skilled and trained construction workforce is essential to meeting not
16 only California’s housing needs, but also for reducing income inequality and guaranteeing
17 economic opportunity and prosperity for future generations; and

18 WHEREAS, The Great Recession has contributed to the decline of housing
19 construction in California, such that between the years 2006 through 2011, more than 365,000
20 construction trades jobs were eliminated; and

21 WHEREAS, Since the Great Recession, the construction trades workforce has not
22 recovered, resulting in a 75% increase in posted job vacancies for electricians, carpenters,
23 plumbers and fitters, construction laborers, and first-line supervisors; and

24 WHEREAS, In spite of increased funding from the State of California, San Francisco
25 has fallen short of its goals to produce more housing for low- and middle-income households,

1 as reflected not only by Regional Housing Needs Allocation (RHNA) targets, but also
2 exorbitant prices and well-documented trends of displacement; and

3 WHEREAS, Over half of all renters in California and a third of all homeowners in
4 California were cost-burdened in 2019, spending over a third of their income on housing; and
5 over a third of renters were severely cost burdened, spending over half of their income on
6 housing; and

7 WHEREAS, High housing cost burdens disproportionately impact lower-income
8 households, communities of color, and historically marginalized minority groups repeatedly
9 harmed by racist and classist policies; and

10 WHEREAS, Existing funding regimes for below market rate affordable housing almost
11 universally require subsidies using limited public funds; and

12 WHEREAS, Variants of social housing have been successfully implemented outside
13 the United States; such as in Vienna, Austria, where 62% of residents live in social housing
14 developments; and in the Republic of Singapore, where 87% of residents live in social
15 housing developments; and both places enjoy among the highest living standards and lowest
16 rates of homelessness in the world; and

17 WHEREAS, Social housing means housing which conforms to the following
18 characteristics:

- 19 1. Social ownership, in which housing is owned by a public entity, local agency, or
20 mission-driven not-for-profit entity
- 21 2. Permanent decommodification, in which housing cannot be removed from social
22 ownership
- 23 3. Tenant security, in which tenants are protected from unfair eviction under the
24 principles of just cause and fair housing, and in which tenants are protected from harassment
25 or retaliation for the exercise of their legal rights

1 4. Permanent affordability, in which housing units accommodate a mix of income
2 levels, including extremely low income, very low income, low income, moderate income, and
3 above-moderate income; and in which no resident pays more than 30% of their income as
4 rent

5 5. Resident governance, in which residents assume a direct role in the
6 management of their housing

7 6. Community governance, in which residents assume a direct role in the
8 governance of the social ownership entity; and

9 WHEREAS, The mixed-income social housing model has already seen success with
10 recent programs in the United States, including the Housing Opportunities Commission in
11 Montgomery County, Maryland, and the Capitol Area Development Authority in Sacramento;
12 and

13 WHEREAS, On February 14, 2022, Assembly Member Alex Lee (D-San José)
14 introduced California State Assembly Bill No.2053 as the Social Housing Act, which
15 establishes the California Housing Authority to produce and acquire social housing
16 developments; and

17 WHEREAS, The stated goal of The Social Housing Act is to meet California's regional
18 housing production goals and preserving affordable housing; and

19 WHEREAS, The California Housing Authority will operate with revenue neutrality in its
20 activities, such that it builds housing for social good and not for profit, and such that the need
21 for public subsidy is minimized; and

22 WHEREAS, The Social Housing Act prioritizes the acquisition parcels at risk of
23 becoming unaffordable; and

24 WHEREAS, The California Housing Authority will be authorized to build housing
25 developments to address the gap between San Francisco's housing production and its RHNA

1 targets in a given year, creating the most benefit for low- and middle-income households most
2 severely experiencing the effects of the housing crisis; and

3 WHEREAS, The Social Housing Act will employ a skilled and trained workforce to build
4 social housing; now, therefore, be it

5 RESOLVED, That the Board of Supervisors proudly supports California State
6 Assembly Bill No. 2053, the Social Housing Act; and, be it

7 FURTHER RESOLVED, That the San Francisco Board of Supervisors hereby directs
8 the Clerk of the Board of Supervisors to transmit a copy of this Resolution to Assembly
9 Member Alex Lee, Assembly Speaker Anthony Rendon, Senate President Pro Tempore Toni
10 Atkins, Assemblymember Wendy Carrillo and Senator Scott Wiener.

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