

File No. 180785 Committee Item No. 12
Board Item No. 25

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date September 24, 2018

Board of Supervisors Meeting

Date October 2, 2018

Cmte Board

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| <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 checked="" type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|-------------------------------------|-------------------------------------|-------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CA State Prop 10</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Completed by: Erica Major Date September 20, 2018
Completed by: Erica Major Date September 26, 2018

1 [Supporting California State Proposition 10 - The Affordable Housing Act - November 6, 2018
Ballot]

2
3 **Resolution supporting California State Proposition 10, The Affordable Housing Act, on**
4 **the November 6, 2018, ballot; and reaffirming the City and County of San Francisco's**
5 **support for repeal of the Costa-Hawkins Rental Housing Act.**

6
7 WHEREAS, Since the housing affordability crisis of the late 1970s when cities across
8 California first passed rent control ordinances in response to surging real estate values and
9 interest rates, rent control has strengthened the fabric of California neighborhoods and
10 provided residential tenants, including low-income, senior and disabled residents, with stable
11 housing; and

12 WHEREAS, Adopted in 1995, the Costa-Hawkins Rental Housing Act ("Costa-
13 Hawkins") exempted housing built after 1995 from local rent control requirements, exempted
14 all single family homes from local rent control requirements, and required all local rent control
15 laws to contain vacancy decontrol provisions; and

16 WHEREAS, Four decades after rent control measures were first enacted and over two
17 decades following the implementation of Costa-Hawkins, California is once again in the midst
18 of a housing crisis the likes of which have rarely been seen, characterized by skyrocketing
19 rents and eviction rates; and

20 WHEREAS, In 1979 when the City and County of San Francisco passed its own Rent
21 Stabilization Ordinance, the median gross rent for a 2-bedroom apartment was \$435 per
22 month, equivalent to approximately \$1,007 in 2018 dollars, according to data available at the
23 San Francisco Rent Board; and

1 WHEREAS, According to available data, the average rent for a 2-bedroom apartment
2 in San Francisco as of the introduction of this Resolution is over \$4,500 per month, exceeding
3 the cumulative rate of inflation since 1979 by nearly 300 percent; and

4 WHEREAS, The rising costs of housing and inability to expand rent stabilization or
5 vacancy control in California urban centers in particular have contributed to increased traffic
6 congestion and consequent environmental harm by forcing San Francisco workers - including
7 teachers, police officers, service industry workers, and first responders - to live further away
8 from work, resulting in dramatically increased commute times; and

9 WHEREAS, Available data reflects that the median commute distance for lower-income
10 workers employed in Downtown San Francisco has increased from nine miles to 15 miles
11 between 2008 and 2013, while the number of commuters who spend more than 90 minutes
12 commuting each way to work has increased by 40% over roughly the same period; and

13 WHEREAS, Proposition 10, the Affordable Housing Act, is an initiative ordinance on
14 the November 6, 2018 ballot that would repeal the Costa-Hawkins Rental Housing Act, thus
15 allowing local governments to, among other things, consider and adopt new rent control and
16 vacancy control ordinances; and

17 WHEREAS, By repealing Costa-Hawkins, Proposition 10 would allow cities to have
18 more flexibility in governing affordable housing needs in their communities, to ensure that
19 existing vacant rent-controlled housing stock is made available to residential tenants, and to
20 strengthen rent stabilization measures; and

21 WHEREAS, In 2017, the City and County of San Francisco indicated its support for
22 California State Assembly Bill 1506 (Chiu), which would have repealed Costa-Hawkins; and

23 WHEREAS, Proposition 10 is sponsored and/or endorsed by the California Democratic
24 Party, AIDS Healthcare Foundation, Alliance of Californians for Community Empowerment,
25

1 Eviction Defense Network, and a broad network of over 150 labor, housing advocacy,
2 community, and faith-based organizations throughout the state; now, therefore, be it

3 RESOLVED, That the City and County of San Francisco hereby formally endorses
4 Proposition 10, the Affordable Housing Act, on the November 6, 2018 ballot, which would
5 repeal the Costa-Hawkins Rental Housing Act; and, be it

6 RESOLVED, That the City and County of San Francisco reiterates its support for full
7 repeal of the Costa-Hawkins Rental Housing Act, which would enable policymakers across
8 the State to confront the housing affordability crisis by expanding rent control, enacting and
9 implementing vacancy control, and taking other critical steps to stabilize neighborhoods and
10 communities across the State of California; and, be it

11 FURTHER RESOLVED, That the City and County of San Francisco also affirms that
12 single-family homes should be exempted from rent control; and be it

13 FURTHER RESOLVED, That any application of rent control to new construction and/or
14 single-family homes should be adopted only after an economic analysis from the Office of the
15 Controller.

180785

From: Board of Supervisors, (BOS)
Sent: Tuesday, September 25, 2018 8:21 AM
To: BOS-Supervisors; Major, Erica (BOS)
Subject: FW: Support for State Prop 10 Resolution to go to all Supervisors

From: lgpetty@juno.com <lgpetty@juno.com>
Sent: Sunday, September 23, 2018 7:08 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Support for State Prop 10 Resolution to go to all Supervisors

Support for Resolution 180785

before the Land Use Committee Sept. 24, 2018

California State Proposition 10 - The Affordable Housing Act - Nov 6, Ballot

reaffirming the City and County of San Francisco's support for repeal of the Costa-Hawkins Rental Housing Act

Dear Supervisor

I believe it is critical for the San Francisco Board of Supervisors to have returned to it all rights regarding local-decision-making power on rental housing decisions which have been denied to the Board-- and by extension to the residents of San Francisco-- for 23 years.

It is crucial for the Board to reaffirm its earlier commitment for the repeal of the State law titled Costa Hawkins Rental Housing Act of 1995.

It is time for the Board to once again step up on behalf of San Franciscans who are suffering mightily from:
the shrinking of our rent-controlled housing stock,
skyrocketing rents far beyond owner-necessary costs and beyond the affordability of ordinary residents,
unfair evictions,
mass displacement and the
frenzy of speculation, flipping and the destructive, monopolistic practices of giant real estate companies who are making a mockery of tenant and homeowner stability and any kind of sanity and stability of the housing market.

The affordability crisis and the above abuses are hurting tenants and homeowners alike.

We can do far better without Sacramento tying our hands.

If Prop 10 is passed, we can develop our own fair and reasonable policies through the skills of innovation, creativity and collaboration we have here locally in abundance.

Property owners are guaranteed the right of a fair and reasonable profit.

Tenants deserve fair and reasonable housing.

Please take the first step toward making San Francisco affordable again. Support Prop 10.

Thank you,

Lorraine Petty

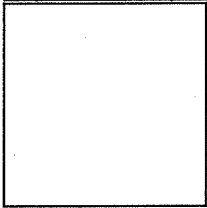
member, Senior and Disability Action

District 5 voter

Unbelievable German World War 2 Photo Shocks Americans

pro.healthresponses.org

<http://thirdpartyoffers.juno.com/TGL3132/5ba847432308047422af0st03duc>



Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2010 JUL 24 PM 4:10
Time stamp

BY [Signature] of 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):

Peskin; Fewer

Subject:

[Supporting Proposition 10 – the Affordable Housing Act – on the November 6, 2018 Ballot]

The text is listed:

Resolution supporting Proposition 10 – the Affordable Housing Act – on the November 6, 2018 ballot, and reaffirming the City and County of San Francisco’s support for repeal of the Costa-Hawkins Rental Housing Act.

Signature of Sponsoring Supervisor:

[Signature]

For Clerk's Use Only

