

File No. 151229

Committee Item No. 2

Board Item No. 7

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date January 25, 2016

Board of Supervisors Meeting

Date February 9, 2016

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (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"/> | Form 700 |
| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
| <input type="checkbox"/> | <input type="checkbox"/> | Information Sheet |
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OTHER (Use back side if additional space is needed)

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Completed by: Alisa Somera Date January 21, 2016

Completed by: [Signature] Date 01/28/2016

1 [Administrative Code - Notice to Tenants in Event of Eviction]

2
3 Ordinance amending the Administrative Code to provide notice to tenants facing
4 eviction regarding eligibility for City affordable housing programs, and to modify
5 vacancy control requirements applicable to certain agreements with governmental
6 agencies.

7
8 NOTE: Unchanged Code text and uncodified text are in plain Arial font.
9 Additions to Codes are in single-underline italics Times New Roman font.
10 Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
11 Board amendment additions are in double-underlined Arial font.
12 Board amendment deletions are in ~~strikethrough Arial font~~.
13 Asterisks (* * * *) indicate the omission of unchanged Code
14 subsections or parts of tables.

15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. The Administrative Code is hereby amended by revising Sections 37.3 and
17 37.9, to read as follows:

18 **SEC. 37.3. RENT LIMITATIONS.**

19 * * * *

20 (f) Costa-Hawkins Vacancy Control. Where a landlord has terminated the previous
21 tenancy as stated in either subsection (1), (2) or (3) below, ~~for the next five years from the~~
22 ~~termination~~, the initial base rent for the subsequent tenancy shall be a rent not greater than the
23 lawful rent in effect at the time the previous tenancy was terminated, plus any annual rent
24 increases available under this Chapter 37. This rent limitation shall apply for the next five years
25 from the termination where the landlord has terminated the tenancy as stated in subsections (1) or (2).

1 and for the next three years from the termination where the landlord has terminated the tenancy as
2 stated in subsection (3). This Section 37.3(f) is intended to be consistent with California Civil
3 Code Section 1954.53(a)(1)(A)-(B).

4 (1) Where the previous tenancy was terminated by a notice of termination of
5 tenancy issued under California Civil Code Section 1946.1 stating the ground for recovery of
6 possession under Sections 37.9(a)(8), (9), (10), (11), or (14) of this Code. For purposes of
7 the termination of tenancy under Section 37.9(a)(9), the initial rent for the unit may be set by a
8 subsequent bona fide purchaser for value of the condominium.

9 (2) Where the previous tenancy was terminated upon a change in terms of
10 tenancy noticed under California Civil Code Section 827, except a change in rent permitted by
11 law. Within 10 days after serving the notice of termination based upon a change in terms of
12 tenancy under Civil Code Section 827, the landlord shall notify the Board in writing of the
13 monthly rent the tenant was paying when the landlord gave the notice to the tenant, and
14 provide a copy of the notice to the Board to the tenant.

15 (3) Where the landlord terminated or did not renew a contract or recorded
16 agreement with a governmental agency that provided for a rent limitation to a qualified tenant.
17 When a landlord terminates a tenant-based rental assistance program, the landlord shall,
18 within 10 days after giving the notice of termination of the program to the tenant, notify the
19 Board in writing of the monthly rent the tenant was paying and the monthly rent paid by the
20 program to the landlord on behalf of the tenant when the landlord gave notice to the tenant,
21 and provide a copy of the notice to the Board to the tenant.

22 **SEC. 37.9. EVICTIONS.**

23 Notwithstanding Section 37.3, this Section 37.9 shall apply as of August 24, 1980, to all
24 landlords and tenants of rental units as defined in Section 37.2(r).

25 * * * *

1 (c) A landlord shall not endeavor to recover possession of a rental unit unless at least
2 one of the grounds enumerated in Section 37.9(a) or (b) above is (1) the landlord's dominant
3 motive for recovering possession and (2) unless the landlord informs the tenant in writing on
4 or before the date upon which notice to vacate is given of the grounds under which
5 possession is sought, and for notices to vacate under Sections 37.9(a)(8), (9), (10), (11), and
6 (14), state in the notice to vacate the lawful rent for the unit at the time the notice is issued,
7 before endeavoring to recover possession. The Board shall prepare a written form that (1)
8 states that a tenant's failure to timely act in response to a notice to vacate may result in a
9 lawsuit by the landlord to evict the tenant, and that advice regarding the notice to vacate is
10 available from the Board; and (2) includes information provided by the Mayor's Office of Housing
11 and Community Development regarding eligibility for affordable housing programs. The Board shall
12 prepare the form in English, Chinese, Spanish, Vietnamese, Tagalog, and Russian and make
13 the form available to the public on its website and in its office. A landlord shall attach a copy
14 of the form that is in the primary language of the tenant to a notice to vacate before serving
15 the notice, except that if the tenant's primary language is not English, Chinese, Spanish,
16 Vietnamese, Tagalog, or Russian, the landlord shall attach a copy of the form that is in
17 English to the notice. A copy of all notices to vacate except three-day notices to vacate or pay
18 rent and a copy of any additional written documents informing the tenant of the grounds under
19 which possession is sought shall be filed with the Board within 10 days following service of the
20 notice to vacate. The District Attorney shall determine whether the units set forth on the list
21 compiled in accordance with Section 37.6(k) are still being occupied by the tenant who
22 succeeded the tenant upon whom the notice was served. In cases where the District Attorney
23 determines that Section 37.9(a)(8) has been violated, the District Attorney shall take whatever
24 action he deems appropriate under this Chapter or under State law. In any action to recover
25 possession of the rental unit under Section 37.9, the landlord must plead and prove that at

1 least one of the grounds enumerated in Section 37.9(a) or (b) and also stated in the notice to
2 vacate is the dominant motive for recovering possession. Tenants may rebut the allegation
3 that any of the grounds stated in the notice to vacate is the dominant motive.

4 * * * *

5
6 Section 2. Effective Date. This ordinance shall become effective 30 days after
7 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
8 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
9 of Supervisors overrides the Mayor's veto of the ordinance.

10
11 Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
12 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
13 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
14 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
15 additions, and Board amendment deletions in accordance with the "Note" that appears under
16 the official title of the ordinance.

17
18
19 APPROVED AS TO FORM:
20 DENNIS J. HERRERA, City Attorney

21
22 By:


23 MANU PRADHAN
24 Deputy City Attorney

25 n:\egana\as2015\1600158\01054655.docx

LEGISLATIVE DIGEST

[Administrative Code - Notice to Tenants in Event of Eviction]

Ordinance amending the Administrative Code to provide notice to tenants facing eviction regarding eligibility for City affordable housing programs, and to modify vacancy control requirements applicable to certain agreements with governmental agencies.

Existing Law

Administrative Code Section 37.9(c) directs the Rent Board to prepare a written form that states that a tenant's failure to timely act in response to a notice to vacate may result in a lawsuit by the landlord to evict the tenant, and directs landlords to include copies of this written form when serving tenants with notices to vacate.

Under Administrative Code Section 37.3(f), if a landlord has terminated a tenancy by terminating or not renewing a contract or recorded agreement with a governmental agency that provided for a rent limitation to a qualified tenant, the initial base rent for the subsequent tenancy shall be limited for the next five years.

Amendments to Current Law

The proposed ordinance amends Section 37.9(c) to require the Rent Board's form to include information from the Mayor's Office of Housing and Community Development regarding eligibility for affordable housing programs.

The proposed ordinance amends Section 37.3(f) to provide that the limitation on the initial base rent for the subsequent tenancy following a landlord's termination or non-renewal of a contract or recorded agreement with a governmental agency that provided for a rent limitation to a qualified tenant shall be applicable for three years, rather than for five years.

Background Information

The amendment to Section 37.9(c) will help tenants who have received notices to vacate determine their eligibility for affordable housing. The amendment to Section 37.3(f) will make that provision consistent with Civil Code Section 1954.53(a)(1)(A), in accordance with the existing language in Section 37.3(f) which states that "This Section 37.3(f) is intended to be consistent with California Civil Code Section 1954.53(a)(1)(A)-(B)."



1/25/2016 Received in Committee

San Francisco Residential Rent Stabilization and Arbitration Board

Notice to Tenant Required by Rent Ordinance §37.9(c)

Effective November 9, 2015, a copy of this Notice to Tenant must be attached to every notice to terminate tenancy.

NOTICE TO TENANT

The landlord has served you with a notice to terminate your tenancy. A tenant's failure to timely act in response to a notice to terminate tenancy may result in a lawsuit by the landlord to evict the tenant. Advice regarding the notice to terminate tenancy is available from the San Francisco Rent Board located at 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102. Office hours are Monday to Friday, 8:00 am - 5:00 pm, except holidays. Counselors are also available by telephone at (415) 252-4602 between 9:00 am - 12:00 pm and 1:00 pm - 4:00 pm. Information is also available at www.sfrb.org.

AVISO AL INQUILINO

El propietario le ha servido un aviso de desalojo de su inquilinato. La falta de un inquilino de actuar oportunamente en respuesta a un aviso de desalojo puede dar lugar a una demanda por el propietario para desalojar al inquilino. Asesoramiento con respecto al aviso de desalojo del inquilinato está disponible en la Junta del Control de Rentas de San Francisco localizada en la 25 Avenida Van Ness, No. 320, San Francisco, California 94102. El horario de la oficina es de lunes a viernes, de 8:00 am - 5:00 pm, excepto feriados. Consejeros están disponibles por teléfono llamando al (415) 252-4602 entre las horas de 9:00 am - 12:00 pm y 1:00 pm - 4:00 pm. La información también esta disponible en el sitio www.sfrb.org.

租客通知

您的房東已向您發出終止租約通知。如租客未能及時採取行動回應該通知，可能導致房東提出訴訟驅逐租客。如果您需要獲得有關終止租約通知的建議，請洽詢三藩市租務委員會。地址：25 Van Ness Avenue, Suite 320, San Francisco, CA 94102。辦公時間：週一至週五，上午 8:00 - 下午 5:00（節假日除外）。您也可以致電諮詢員，電話：(415) 252-4602 上午 9:00 - 下午 12:00 及下午 1:00 - 4:00。相關資訊可參閱網站：www.sfrb.org。

THÔNG BÁO CHO NGƯỜI THUÊ NHÀ

Chủ nhà đã tổng đạt cho quý vị thông báo chấm dứt hợp đồng thuê nhà. Nếu người thuê không hành động kịp thời để đáp ứng thông báo chấm dứt hợp đồng thuê nhà thì có thể dẫn đến việc chủ nhà nộp đơn kiện để trục xuất người thuê đó. Quý vị có thể được tư vấn về thông báo chấm dứt hợp đồng thuê nhà này tại San Francisco Rent Board (Ủy Ban Kiểm Soát Tiền Thuê Nhà San Francisco), địa chỉ 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102. Văn phòng mở cửa từ Thứ Hai đến Thứ Sáu, 8:00 giờ sáng - 5:00 giờ chiều, không kể ngày lễ. Quý vị cũng có thể nói chuyện với người tư vấn qua điện thoại tại số (415) 252-4602 từ 9:00 giờ sáng - 12:00 giờ trưa và 1:00 - 4:00 giờ chiều. Thông tin cũng có sẵn tại trang web www.sfrb.org.

УВЕДОМЛЕНИЕ АРЕНДАТОРУ ЖИЛЬЯ

Арендодатель вручил вам уведомление о расторжении договора аренды жилого помещения. В случае несвоевременных действий арендатора в ответ на данное уведомление арендодатель может подать в суд иск о выселении арендатора. Если вам необходима консультация по поводу уведомления о расторжении договора, вы можете обратиться в Комитет аренды жилья города Сан-Франциско, расположенный по адресу: 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102. Часы работы Комитета — с понедельника по пятницу с 8:00 до 17:00 (за исключением праздничных дней). С консультантами можно также связаться по телефону (415) 252-4602 с 9:00 до 12:00 и с 13:00 до 16:00. Кроме того, информация размещена на веб-сайте www.sfrb.org.

NOTISYA SA NANGUNGUPAHAN

Binigyan na kayo ng nagrapaupa ng notisya ng pagwawakas sa inyong pangungupahan. Ang di-pagkilos sa tamang oras ng nangungupahan sa pagtugon sa notisya ng pagwawakas sa pangungupahan ay maaaring mauwi sa paghahabla ng nagrapaupa na i-evict ang nangungupahan. Maaaring makakuha ng payo tungkol sa notisya ng pagwawakas sa pangungupahan mula sa San Francisco Rent Board (Lupon ng Renta ng San Francisco) na nasa 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102. Bukas ang opisina tuwing Lunes hanggang Biyernes, 8:00 am - 5:00 pm, taliban sa mga pista opisyal. May mga tagapayo rin na makakausap sa telepono sa (415) 252-4602 sa pagitan ng 9:00 am - 12:00 pm at ng 1:00 pm - 4:00 pm. Makakakuha rin ng impormasyon sa www.sfrb.org.


BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Olson Lee, Mayor's Office of Housing and Community Development
Delene Wolf, Rent Board

FROM:  Alisa Somera, Assistant Clerk, Board of Supervisors

DATE: December 9, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following request for hearing, introduced by Supervisor Tang on December 1, 2015:

File No. 151229

Ordinance amending the Administrative Code to provide notice to tenants facing eviction regarding eligibility for City affordable housing programs, and to modify vacancy control requirements applicable to certain agreements with governmental agencies.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Sophie Hayward, Mayor's Office of Housing and Community Development

Introduction Form

By a Member of the Board of Supervisors or the 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 [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) 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 a Imperative

Sponsor(s):

Tang

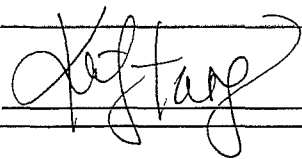
Subject:

Notice to Tenants in Event of Eviction

The text is listed below or attached:

[Empty box for text listing]

Signature of Sponsoring Supervisor:



For Clerk's Use Only:

