

1 [Urging State Legislature to Strengthen Protection for Tenants in Rent-Controlled Units]

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3 **Resolution urging state officials to amend sections enacted by the passage of the**
4 **Housing Crisis Act of 2019 or SB 330, including, but not limited to, Government Code,**
5 **Sections 65941.1, 66300, and 66301, which limited San Francisco’s ability to protect**
6 **rent controlled units from demolition, weakened tenants’ right of return after demolition**
7 **or redevelopment, and undermined local Housing Element Objectives to preserve**
8 **affordable housing.**
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10 WHEREAS, The City and County of San Francisco is in the midst of a long-standing
11 housing affordability and displacement crisis; and

12 WHEREAS, The San Francisco Rent Ordinance, protects from unjust evictions and
13 extreme price increases and has served as a cornerstone of our housing stability and anti-
14 displacement policy in the City since 1979; and

15 WHEREAS, Approximately 65% of residents live in rental housing much of which is
16 rent controlled; and

17 WHEREAS, Displacement of low-income tenants from rent-controlled housing even
18 temporarily, often results in their permanent removal from the City, disproportionately harming
19 communities of color, seniors, people with disabilities, and low-income families, and

20 WHEREAS, The Housing Crisis Act originally was enacted to expedite housing
21 production in areas deemed to have a housing crisis and included provisions that allow for the
22 demolition of existing residential units as long as “protected units” are replaced and the project
23 includes least one additional unit, and
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25

1 WHEREAS, The Housing Crisis Act, defines rent-controlled units as “protected” only if
2 they have been occupied by tenants within the last five years, while San Francisco considers
3 rent-controlled units as “protected” without a limit of time, and

4 WHEREAS, A five-year lookback is short enough that developers will be incentivized to
5 keep rent-controlled units vacant for five years in order to avoid replacement requirements
6 and tenant assistance, which exacerbates our housing crisis, and

7 WHEREAS, The Housing Crisis Act, conflicts with Objective 3.C of our Housing
8 Element to “Eliminate Displacement of Vulnerable Communities and Communities of Color,”
9 and

10 WHEREAS, Replacement units are not required to remain rental units so former
11 tenants may be offered the option of purchasing a unit which may be beyond their means or
12 desires, and

13 WHEREAS, The Housing Crisis Act was amended in 2021 with SB 8 by its author
14 State Senator Nancy Skinner to reduce relocation benefits that would have otherwise been
15 required for tenants who are not considered “low-income,” which is in contradiction with San
16 Francisco’s longstanding right of return for all tenants, and

17 WHEREAS, The Housing Crisis Act, disrupts the ability to protect “Priority Equity
18 Geographies” neighborhoods most at risk of gentrification and displacement - as demolition
19 can occur anywhere in the city, and

20 WHEREAS, True housing justice must prioritize not only capacity for new housing
21 units, but also the preservation of existing affordable housing stock and the rights of the
22 people who live in them; now, therefore, be it

23 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
24 hereby urges state representatives to amend the Housing Crisis Act in its current form, to
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1 preserve city's ability to craft stronger demolition regulations, tenant relocation benefits, and
2 right of return regardless of tenants' incomes, and be it

3 FURTHER RESOLVED, That the Board urges the California State Legislature to
4 amend sections enacted by the passage of the Housing Crisis Act, including, but not limited to
5 Government Code, Sections 65941.1, 66300, and 66301, to explicitly protect rent-controlled
6 and other protected units from demolition unless tenants are granted enforceable rights of
7 return at equivalent rents, guaranteed replacement units, and comprehensive relocation
8 assistance; and, be it

9 FURTHER RESOLVED, That the Clerk of the Board shall transmit copies of this
10 Resolution urging Assembly Member Matt Haney, Assembly Member Catherine Stefani, State
11 Senator Scott Wiener, and the City's State Lobbyist.