

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: URGENT - UESF position on Rent Control
Date: Tuesday, October 8, 2024 5:00:54 PM

Dear Supervisors,

Please see the below communication regarding Item 15 (File No. 240880) on today's Board Agenda.

File No. 240880 - Ordinance amending the Administrative Code to provide that newly constructed dwelling units that first received a certificate of occupancy between June 14, 1979, and November 5, 2024, shall be generally subject to rent control, to the extent authorized by a future modification or repeal of the Costa-Hawkins Rental Housing Act; and making certain changes to clarify existing law regarding rent control exemptions under Costa-Hawkins.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

From: Cassandra Curiel <ccuriel@uesf.org>
Sent: Tuesday, October 8, 2024 4:45 PM
To: BOS-Supervisors <bos-supervisors@sfgov.org>
Subject: URGENT - UESF position on Rent Control

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors,

On behalf of UESF, I am writing to express my support for the Board of Supervisors to vote immediately to expand rent control on multifamily buildings from 1979 to at least 1994. This compromise does not impact new construction or the financing of any recently constructed buildings but will provide relief, stability and rights to tens of

thousands of working families who are arbitrarily denied those rights. It is critical that the Board of Supervisors signal to voters now that Proposition 33 will have this real world positive impact for our renting workers, especially our paraeducators and newest teachers struggling to find something affordable in the city they work in, and even more serious for our members who want to grow and raise their families in our beautiful city.

It is *imperative* that you all support this issue today. No more delay! The SFUSD school closure conversations that I am fielding at this moment are directly linked to the kind of city that UESF members are fighting for and that all of our students and families deserve. One in which regular people can afford to live, work, and grow. Rent control is a crucial part of our ability to sustain a thriving San Francisco.

Please reach out to me with any questions or concerns. School closure list is out and will impact the entire city as we move forward.

Cell: 415-696-4454

--

Cassandra Curiel

President of United Educators of San Francisco

ccuriel@uesf.org

2310 Mason St.

San Francisco, CA 94133

www.uesf.org



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From: [Mchugh, Eileen \(BOS\)](#)
To: [Carroll, John \(BOS\)](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: FW: Rent Control to Board of Supervisors
Date: Tuesday, October 8, 2024 4:24:42 PM

Thanks!

From: Horrell, Nate (BOS) <nate.horrell@sfgov.org>
Sent: Tuesday, October 8, 2024 4:23 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: BOS-Supervisors <bos-supervisors@sfgov.org>
Subject: FW: Rent Control to Board of Supervisors

Please add the following letter to the file for file number: 240880.

Nate Horrell
Legislative Aide
Board President Aaron Peskin
direct: (415) 554-7419
cell: (315) 560-9558
nate.horrell@sfgov.org

[District 3 Website](#)

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----- Forwarded message -----

From: Kurtis LaMore <kurtisl@seiu2015.org>
Date: Tue, Oct 8, 2024 at 4:11 PM
Subject: Rent Control to Board of Supervisors
To:

Supervisors,

On behalf of the members of SEIU 2015 representing essential caregivers throughout California, I am writing to express my support for the Board of Supervisors to vote immediately to expand rent control on multifamily buildings from 1979 to at least 1994.

This compromise does not impact new construction or the financing of any recently constructed buildings but will provide relief, stability, and rights to tens of thousands of working families who are arbitrarily denied those rights.

It is critical that the Board of Supervisors signal to voters **now** that Proposition 33 will have this real-world positive impact for our renting workers.

Best,

Kurtis LaMore (he/him)

Political Organizer, SEIU Local 2015

[1645 California St.](#)

[San Francisco, CA 94109](#)

Email: kurtisl@seiu2015.org

Cellphone: (415) 610-0392

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [BOS-Operations](#); [Board of Supervisors \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: File No. 240880 - 6 Letters
Date: Tuesday, October 8, 2024 1:43:56 PM
Attachments: [File No. 240880 - 6 letters.pdf](#)

Dear Supervisors,

Please see attached 6 letters from members of the public regarding:

File No. 240880 - Ordinance amending the Administrative Code to provide that newly constructed dwelling units that first received a certificate of occupancy between June 14, 1979, and November 5, 2024, shall be generally subject to rent control, to the extent authorized by a future modification or repeal of the Costa-Hawkins Rental Housing Act; and making certain changes to clarify existing law regarding rent control exemptions under Costa-Hawkins.

Regards,

Richard Lagunte
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Voice (415) 554-5184 | Fax (415) 554-5163
bos@sfgov.org | www.sfbos.org

Pronouns: he, him, his

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

From: [Charley Goss](#)
To: [Chan, Connie \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Letter to Oppose File No. 240880- New Construction Exemption from Rent Control (Rent Control Expansion to All Existing Buildings)
Date: Monday, October 7, 2024 10:41:00 AM
Attachments: [Coalition Letter to Oppose File No. 240880- Rent Control Expansion to All Existing Buildings 10.7.24.pdf](#)

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Hi members of the Board of Supervisors,

Attached please find a letter from a coalition of individuals, companies, trade organizations, and labor, in opposition to File No. 240880- New Construction Exemption from Rent Control (Rent Control Expansion to All Existing Buildings.) This legislation will be heard by the full Board of Supervisors tomorrow, 10/8/24.

Please reach out if you have any questions or concerns.

Best,

Charley Goss
Government and Community Affairs Manager
San Francisco Apartment Association
415.255.2288 ext. 114



San Francisco Board of Supervisors
San Francisco City Hall, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

October 7, 2024

Re: Opposition to File No. 240880: New Construction Exemption from Rent Control (Rent Control Expansion to All Existing Buildings)

Dear Supervisors,

We write on behalf of the undersigned organizations in opposition to Supervisor Peskin’s proposed ordinance to expand rent control to all existing residential buildings in San Francisco (File No. 240880). We are a coalition of individuals, companies, trade organizations, and Labor, that have real-world experience getting housing built in San Francisco. Based on our own experiences and professional expertise, this legislation will unequivocally negatively impact future housing development in San Francisco and discourage new investment in much-needed housing in our City.

Simply put, this legislation denies the builders of recently constructed housing, the ability to recover construction costs and jeopardizes their ability to repay their loans. In doing so, it also eliminates any incentive to invest in new housing production in San Francisco moving forward, particularly when other cities nearby aren’t considering such an antagonistic and hostile approach to the creation of new housing.

At a time when investment capital and lenders are reticent to invest in San Francisco, abruptly extending rent control to newer buildings effectively devalues existing market rate and mixed income residential

buildings and further discourages stable, institutional capital providers such as public and union pension funds and endowments from investing in new housing production in San Francisco due to the legitimate concern that the governing bodies will continue to impair the value of their investments after the fact. As a fiduciary to their public beneficiaries, no prudent pension fund would be in a position to take this risk.

It is all the more surprising to propose this legislation at a time when the City is losing tax revenue through devalued properties (most notably office properties) as this measure would cause residential building values to go down and hence, cause even further property tax reductions at a time when the City desperately needs this income. Our City Controller and City Economist and outside experts should have an opportunity weigh in on this legislation and its likely impact to our current fiscal health. This has been our City's policy on important issues as opposed to the "ready, fire, aim" approach to this legislation.

As the Board of Supervisors properly elected to do when revisiting its inclusionary housing requirements through the recently passed Affordable Housing Fee Reduction Act, the Controller, the City Economist, community stakeholders, and a technical advisory committee should be utilized to properly and thoroughly analyze the impacts of this proposed legislation. As it stands, this ordinance is being rushed through the legislative process without any study or analysis or industry feedback as to how it will impact recently built housing and new housing development, even going so far as to waive the thirty-day rule in order to force a hearing before Election Day.

While we acknowledge that many members of the Board of Supervisors may wish to evaluate the wisdom of expanding rent control in the future, the proposal before you now will drastically impact San Francisco's rental housing market for years and decades to come. Approving this ordinance now without a thorough analysis on the impacts to new and recent housing development is reckless and inappropriate—it should be rejected.

Please consider, if you were the builder of one of the five multi-family rental housing buildings that opened in San Francisco in 2024, and San Francisco changed its laws to apply strict rent control on your brand-new building, all but ensuring that you could not meet your loan obligations, refinance in the future, nor recoup your costs. Would you endeavor to ever build rental housing in San Francisco again? Clearly, you would choose to invest and build in other jurisdictions.

This ordinance sends a clear but dangerous message to affordable housing and mixed-income developers, trades unions, pension funds, endowments, builders, investors, banks, and construction lenders that the City and County of San Francisco is creating a legislative and regulatory environment that all but prohibits the construction of new housing citywide.

Additionally, if this legislation is enabled by future changes to Costa-Hawkins, it will make moot the city's efforts to meet its mandate to add 82,000 new units of housing by 2031, and it will jeopardize hundreds of millions of dollars in state funding for affordable housing and transit.

Should Costa-Hawkins be repealed or amended in the future, the passage of this ordinance will result in less Affordable Housing, less workforce housing, less mixed-income market-rate housing, less property taxes, and less in-lieu fee funds that support the production of Affordable Housing. It will exacerbate our

housing crisis for renters and eliminate housing opportunities for our teachers, first responders, service industry workers, and families.

A more prudent approach would be to convene a technical advisory committee, commission reports from the City Economist and Controller, and involve a thoughtful, deliberate legislative process that considers the many ramifications of the passage of this legislation. Making informed decisions is what responsible legislators have been voted in office to do.

We urge you to vote “NO” on File No. 240880, “New Construction Exemption from Rent Control” when it comes before you at the next Board of Supervisors meeting on 10/8/24 and thus, provide sufficient time to properly study the impact of major, proposed legislation like this that would clearly impact the future of San Francisco housing for existing and future residents of the City.

Thank you for your attention to this important matter.

Sincerely,

Janan New and Charley Goss, San Francisco Apartment Association

Eric Tao, L37 Development

Chris Wright and Wade Rose, Advance SF

Jim Wunderman, Bay Area Council

Greg Vilken, Baylands Development

Ross Edwards, Build Group

David Harrison, Building Owners and Managers Association San Francisco

Oz Erickson and Marc Babsin, Emerald Fund

Corey Smith, Housing Action Coalition

Mike Grisso, Kilroy Realty Corporation

Ron Rowlett, Nor Cal Carpenters Union

Chris Rivielle, Plant Construction

Dan Safier and Craig Greenwood, Prado Group

Cyrus Sanandaji, Presidio Bay Ventures

Bill Witte, Related California

Mary Jung and Jay Cheng, San Francisco Association of Realtors

Rodney Fong, San Francisco Chamber of Commerce

Sujata Srivastava, SPUR

Maggie Kadin, Tishman Speyer

Michael Covarrubias, TMG Partners

Kanishka Cheng, TogetherSF Action

Jim Sangiacomo, Trinity Properties

Carl Shannon, Lecturer, University of California, Berkeley

Matt Rossie, Webcor Builders

Christopher Meany, Wilson Meany

Jane Natoli, SF YIMBY Chapter of YIMBY Action

From: [Rudy Gonzalez](#)
To: [Peskin, Aaron \(BOS\)](#)
Cc: [Board of Supervisors \(BOS\)](#)
Subject: File 240880; Oppose unless amended
Date: Tuesday, October 8, 2024 7:44:01 AM
Attachments: [File 240880 Oppose Unless Amended Peskin.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Peskin,

Please see attached correspondence from the SFBCTC.

Sincerely,

Rudy Gonzalez

Rudy Gonzalez
Secretary-Treasurer
[San Francisco Building &
Construction Trades Council, AFL-CIO](#)
Phone [\(415\) 345-9333](#)
Cell [\(415\) 794-0377](#)
Scheduling: Sandra@sfbctc.org
Media: OrgLabor@sfbctc.org

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Construction Trades Council

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President

RUDY GONZALEZ
Secretary - Treasurer

JOHN DOHERTY
RAMON HERNANDEZ
Vice Presidents

March 19, 2024

Hon. Aaron Peskin (via email: Aaron.Peskin@sfgov.org)
President of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102-4689

Re: File No. 240880; Oppose Unless Amended

Dear President Peskin,

I write to you on behalf of the affiliated unions of the San Francisco Building & Construction Trades Council, AFL-CIO. We represent hardworking union construction workers and their families, many of whom both work and live in the city. We also support career paths to the trades by way of our recruitment of San Franciscans through registered apprenticeship and pre-apprenticeship programming.

The purpose of this letter is to inform you of our opposition, unless amended, to File No. 240880. It should be noted that as of the writing of this letter we have not had the opportunity to discuss this matter with you or your staff. For this reason, we kindly request a continuance of the matter until such discussions can take place. To be clear, if there are no negotiations, we are then put in a regrettable position to oppose your legislation. If amendments are accepted, we request that labor be given seats at the table by which to voice our respective interests. This must include a representative of the unionized construction sector that our Council represents. We can also see value including other representatives of organized labor so that a broad perspective can be achieved.

With regard to amendments, we seek to address those projects where union retirees, by way of their pension funds, have invested in existing projects where changing rent calculations will surely change the math on the investment. Imposing new restrictions on existing buildings prior to a pro forma reaching certain milestones could have a devastating impact on existing projects that already factored in a multitude of fees and regulations, not the least of which includes the current inclusionary housing law.

We also need assurances that new construction will not be hampered as an unintended consequence of this well-meaning legislative effort. Simply put, the definition of new construction should be set as a matter of fact in this ordinance and not subject to a change in state law or rolling period.

Third, we want to address a lack of labor standards in the maintenance of rent controlled buildings above 75 units. Too often we hear of landlords deferring important maintenance because of their units being subject to rent control. We believe there should be an incentive for those who do maintain their buildings and utilize a high-road contractor/subcontractor to do the work.

Fourth, we see an opportunity to use a legislative working group akin to the TAC (Technical Advisory Committee) that brings together perspectives and analysis to calibrate this ordinance initially and periodically into the future.

The model by which you and your colleagues, some present and some past, have negotiated important housing legislation should be followed here. The policy implications and intent are important enough to deserve good faith discussion and collaboration. Please do not rush this through the board. We stand ready to work with you and other stakeholders to negotiate a policy that can truly benefit our members as tenants, retirees, future apprentices, and San Franciscans overall.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rudy Gonzalez', written in a cursive style.

Rudy Gonzalez
Secretary-Treasurer

Cc: Clerk of the Board, Members of the Board

From: [Rudy Gonzalez](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: File No. 240880
Date: Tuesday, October 8, 2024 7:45:16 AM
Attachments: [File 240880 Oppose Unless Amended Peskin.pdf](#)

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Please see attached correspondence from the SFBCTC re File No. 240880. Thank you.

-Rudy Gonzalez

Rudy Gonzalez
Secretary-Treasurer
[San Francisco Building &
Construction Trades Council, AFL-CIO](#)
Phone [\(415\) 345-9333](tel:(415)345-9333)
Cell [\(415\) 794-0377](tel:(415)794-0377)
Scheduling: Sandra@sfbctc.org
Media: OrgLabor@sfbctc.org

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President

RUDY GONZALEZ
Secretary - Treasurer

JOHN DOHERTY
RAMON HERNANDEZ
Vice Presidents

October 8, 2024

Hon. Aaron Peskin (via email: Aaron.Peskin@sfgov.org)
President of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102-4689

Re: File No. 240880; Oppose Unless Amended

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The purpose of this letter is to inform you of our opposition, unless amended, to File No. 240880. It should be noted that as of the writing of this letter we have not had the opportunity to discuss this matter with you or your staff. For this reason, we kindly request a continuance of the matter until such discussions can take place. To be clear, if there are no negotiations, we are then put in a regrettable position to oppose your legislation. If amendments are accepted, we request that labor be given seats at the table by which to voice our respective interests. This must include a representative of the unionized construction sector that our Council represents. We can also see value including other representatives of organized labor so that a broad perspective can be achieved.

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Fourth, we see an opportunity to use a legislative working group akin to the TAC (Technical Advisory Committee) that brings together perspectives and analysis to calibrate this ordinance initially and periodically into the future.

The model by which you and your colleagues, some present and some past, have negotiated important housing legislation should be followed here. The policy implications and intent are important enough to deserve good faith discussion and collaboration. Please do not rush this through the board. We stand ready to work with you and other stakeholders to negotiate a policy that can truly benefit our members as tenants, retirees, future apprentices, and San Franciscans overall.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rudy Gonzalez', written in a cursive style.

Rudy Gonzalez
Secretary-Treasurer

Cc: Clerk of the Board, Members of the Board

From: [anastasia Yovanopoulos](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [Calvillo, Angela \(BOS\)](#)
Subject: Support BOS Item #15- Legislation to extend rent control
Date: Tuesday, October 8, 2024 11:34:16 AM

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Dear members of the SF BOS,

RE: File #240880

I am writing in support of Item #15 on today's BOS agenda, on behalf of the San Francisco Tenants Union. We fully support the extension of rent stabilization protections to all units built post 1979 should Prop 33 pass, and ask you to please **vote YES** in favor of this legislation.

Sincerely,
Anastasia Yovanopoulos, Board President
SF Tenants Union

From: [amy.beinart](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Support Item 15, File 240880
Date: Tuesday, October 8, 2024 11:52:40 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors:

I urge you to vote YES today on File 240880: Administrative Code - New Construction Exemption from Rent Control.

Rent control is our City's most stabilizing force for families, working individuals, retired seniors, and neighborhoods. The developer-crafted arguments against rent control are false and twisted and don't hold water when countered with facts and data.

When Proposition 33 passes in November, San Francisco will finally be able to extend basic rent control to thousands of units that are already built. Let us be at the forefront of protecting the two-thirds of our City who are tenants.

Please vote yes today.

Amy Beinart

From: [lgpetty](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Support Rent Control Extension to Nov 5, 2024 on today's Full Board Agenda proposed ordinance #240880
Date: Tuesday, October 8, 2024 12:56:04 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor,

This is to urge you to support President Peskin's proposed ordinance to extend San Francisco rent control to Nov. 5, 2024 in the event that the State Costa Hawkins law is repealed.

We need San Francisco rent control and its accompanying tenant protections to cover all renters in existing residential units. It would be unfair and unequal to do anything less.

Right now about 100,000 already built dwelling units and the people living in them are excluded from rent control and all its other protections. Such an exclusion constitutes unequal treatment. Here is your chance to right this wrong.

Please support the full extension to Nov. 5, 2024.

Thank you,

Lorraine Petty
Senior,
Affordable housing and tenants rights advocate,
District 2 Voter

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [BOS-Operations](#); [Board of Supervisors \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: File No. 240880 - 6 Letters
Date: Tuesday, October 8, 2024 1:36:50 PM
Attachments: [File No. 240880 - 6 letters.pdf](#)

Dear Supervisors,

Please see attached 6 letters from members of the public regarding:

File No. 240880 - Ordinance amending the Administrative Code to provide that newly constructed dwelling units that first received a certificate of occupancy between June 14, 1979, and November 5, 2024, shall be generally subject to rent control, to the extent authorized by a future modification or repeal of the Costa-Hawkins Rental Housing Act; and making certain changes to clarify existing law regarding rent control exemptions under Costa-Hawkins.

Regards,

Richard Lagunte
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Voice (415) 554-5184 | Fax (415) 554-5163
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From: [Charley Goss](#)
To: [Chan, Connie \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Letter to Oppose File No. 240880- New Construction Exemption from Rent Control (Rent Control Expansion to All Existing Buildings)
Date: Monday, October 7, 2024 10:41:00 AM
Attachments: [Coalition Letter to Oppose File No. 240880- Rent Control Expansion to All Existing Buildings 10.7.24.pdf](#)

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Hi members of the Board of Supervisors,

Attached please find a letter from a coalition of individuals, companies, trade organizations, and labor, in opposition to File No. 240880- New Construction Exemption from Rent Control (Rent Control Expansion to All Existing Buildings.) This legislation will be heard by the full Board of Supervisors tomorrow, 10/8/24.

Please reach out if you have any questions or concerns.

Best,

Charley Goss
Government and Community Affairs Manager
San Francisco Apartment Association
415.255.2288 ext. 114

From: [Rudy Gonzalez](#)
To: [Peskin, Aaron \(BOS\)](#)
Cc: [Board of Supervisors \(BOS\)](#)
Subject: File 240880; Oppose unless amended
Date: Tuesday, October 8, 2024 7:44:01 AM
Attachments: [File 240880 Oppose Unless Amended Peskin.pdf](#)

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President Peskin,

Please see attached correspondence from the SFBCTC.

Sincerely,

Rudy Gonzalez

Rudy Gonzalez
Secretary-Treasurer
[San Francisco Building &
Construction Trades Council, AFL-CIO](#)
Phone [\(415\) 345-9333](#)
Cell [\(415\) 794-0377](#)
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From: [Rudy Gonzalez](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: File No. 240880
Date: Tuesday, October 8, 2024 7:45:16 AM
Attachments: [File 240880 Oppose Unless Amended Peskin.pdf](#)

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Please see attached correspondence from the SFBCTC re File No. 240880. Thank you.

-Rudy Gonzalez

Rudy Gonzalez
Secretary-Treasurer
[San Francisco Building &
Construction Trades Council, AFL-CIO](#)
Phone [\(415\) 345-9333](tel:(415)345-9333)
Cell [\(415\) 794-0377](tel:(415)794-0377)
Scheduling: Sandra@sfbctc.org
Media: OrgLabor@sfbctc.org

Are you getting Organized Labor News in your inbox? [Click Here to Join.](#)

From: [anastasia Yovanopoulos](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [Calvillo, Angela \(BOS\)](#)
Subject: Support BOS Item #15- Legislation to extend rent control
Date: Tuesday, October 8, 2024 11:34:16 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear members of the SF BOS,

RE: File #240880

I am writing in support of Item #15 on today's BOS agenda, on behalf of the San Francisco Tenants Union. We fully support the extension of rent stabilization protections to all units built post 1979 should Prop 33 pass, and ask you to please **vote YES** in favor of this legislation.

Sincerely,
Anastasia Yovanopoulos, Board President
SF Tenants Union

From: [amy.beinart](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Support Item 15, File 240880
Date: Tuesday, October 8, 2024 11:52:40 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors:

I urge you to vote YES today on File 240880: Administrative Code - New Construction Exemption from Rent Control.

Rent control is our City's most stabilizing force for families, working individuals, retired seniors, and neighborhoods. The developer-crafted arguments against rent control are false and twisted and don't hold water when countered with facts and data.

When Proposition 33 passes in November, San Francisco will finally be able to extend basic rent control to thousands of units that are already built. Let us be at the forefront of protecting the two-thirds of our City who are tenants.

Please vote yes today.

Amy Beinart

From: [lgpetty](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Support Rent Control Extension to Nov 5, 2024 on today's Full Board Agenda proposed ordinance #240880
Date: Tuesday, October 8, 2024 12:56:04 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor,

This is to urge you to support President Peskin's proposed ordinance to extend San Francisco rent control to Nov. 5, 2024 in the event that the State Costa Hawkins law is repealed.

We need San Francisco rent control and its accompanying tenant protections to cover all renters in existing residential units. It would be unfair and unequal to do anything less.

Right now about 100,000 already built dwelling units and the people living in them are excluded from rent control and all its other protections. Such an exclusion constitutes unequal treatment. Here is your chance to right this wrong.

Please support the full extension to Nov. 5, 2024.

Thank you,

Lorraine Petty
Senior,
Affordable housing and tenants rights advocate,
District 2 Voter

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Support Item 15, File 240880
Date: Tuesday, October 8, 2024 1:36:20 PM

Dear Supervisors,

Please see the below communication regarding Item 15 (File No. 240880) on today's Board Agenda.

File No. 240880 - Ordinance amending the Administrative Code to provide that newly constructed dwelling units that first received a certificate of occupancy between June 14, 1979, and November 5, 2024, shall be generally subject to rent control, to the extent authorized by a future modification or repeal of the Costa-Hawkins Rental Housing Act; and making certain changes to clarify existing law regarding rent control exemptions under Costa-Hawkins.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

From: amy beinart <amybeinart@gmail.com>
Sent: Tuesday, October 8, 2024 12:49 PM
To: BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: Support Item 15, File 240880

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors:

I urge you to vote YES today on File 240880: Administrative Code - New Construction Exemption from Rent Control.

Rent control is our City's most stabilizing force for families, working individuals, retired seniors, and neighborhoods. The developer-crafted arguments against rent control are false and

twisted and don't hold water when countered with facts and data.

When Proposition 33 passes in November, San Francisco will finally be able to extend basic rent control to thousands of units that are already built. Let us be at the forefront of protecting the two-thirds of our City who are tenants.

Please vote yes today.

Amy Beinart

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Item #15 File # 240880 IN SUPPORT
Date: Tuesday, October 8, 2024 1:35:47 PM

Dear Supervisors,

Please see the below communication regarding Item 15 (File No. 240880) on today's Board Agenda.

File No. 240880 - Ordinance amending the Administrative Code to provide that newly constructed dwelling units that first received a certificate of occupancy between June 14, 1979, and November 5, 2024, shall be generally subject to rent control, to the extent authorized by a future modification or repeal of the Costa-Hawkins Rental Housing Act; and making certain changes to clarify existing law regarding rent control exemptions under Costa-Hawkins.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

From: T Flandrich <tflandrich@yahoo.com>
Sent: Tuesday, October 8, 2024 12:51 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Ronen, Hillary (BOS) <hillary.ronen@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: MelgarStaff (BOS) <melgarstaff@sfgov.org>; MandelmanStaff (BOS) <mandelmanstaff@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Horrell, Nate (BOS) <nate.horrell@sfgov.org>
Subject: Item #15 File # 240880 IN SUPPORT

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

8.October 2024

Dear President Peskin and Supervisors,

Before all else, I want to thank you President Peskin & Supervisors Preston, Chan, Ronen and Walton for your sponsorship of this legislation and ongoing work in protecting not only the tenants in your districts, but also citywide.

I urge all of you Board of Supervisors to pass this legislation today, extending tenant protections to thousands of our neighbors who have been excluded from having the same rights as those living in pre 1979 buildings. Returning local control to cities throughout California, should Proposition 33 pass, means that we can finally tailor laws to meet our needs here in San Francisco. This legislation would enable us to use this invaluable tool to stabilize rents for the many, and aid in stabilizing our communities.

Thank you for your consideration & your vote in passing this legislation today.

Theresa Flandrich
North Beach Tenants Committee

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: In support of Rent Control Extension to Nov. 5, 2024 proposed Ord. 240880 agenda #15 @ Full Board meeting Oct 8, 2024
Date: Tuesday, October 8, 2024 1:34:46 PM

Dear Supervisors,

Please see the below communication regarding Item 15 (File No. 240880) on today's Board Agenda.

File No. 240880 - Ordinance amending the Administrative Code to provide that newly constructed dwelling units that first received a certificate of occupancy between June 14, 1979, and November 5, 2024, shall be generally subject to rent control, to the extent authorized by a future modification or repeal of the Costa-Hawkins Rental Housing Act; and making certain changes to clarify existing law regarding rent control exemptions under Costa-Hawkins.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

From: lgpetty <lgpetty@juno.com>
Sent: Tuesday, October 8, 2024 1:01 PM
To: BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: In support of Rent Control Extension to Nov. 5, 2024 proposed Ord. 240880 agenda #15 @ Full Board meeting Oct 8, 2024

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor,

This is to urge you to support President Peskin's proposed ordinance to extend San Francisco

rent control to Nov. 5, 2024 in the event that the State Costa Hawkins law is repealed.

We need San Francisco rent control and its accompanying tenant protections to cover all renters in existing residential units. It would be unfair and unequal to do anything less.

Right now about 100,000 dwelling units and the people living in them are excluded from rent control and all its other protections. Such an exclusion constitutes unequal treatment.

Here is your chance to right this wrong.

Please support the full extension to Nov. 5, 2024.

Thank you,

Lorraine Petty

Senior,

Affordable housing and tenants rights advocate,

District 2 Voter

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Support BOS Item #15- Legislation to extend rent control
Date: Tuesday, October 8, 2024 11:49:03 AM

Dear Supervisors,

Please see the below communication regarding Item 15 (File No. 240880) on today's Board Agenda.

File No. 240880 - Ordinance amending the Administrative Code to provide that newly constructed dwelling units that first received a certificate of occupancy between June 14, 1979, and November 5, 2024, shall be generally subject to rent control, to the extent authorized by a future modification or repeal of the Costa-Hawkins Rental Housing Act; and making certain changes to clarify existing law regarding rent control exemptions under Costa-Hawkins.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

From: anastasia Yovanopoulos <shashacooks@yahoo.com>
Sent: Tuesday, October 8, 2024 11:33 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Subject: Support BOS Item #15- Legislation to extend rent control

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear members of the SF BOS,

RE: File #240880

I am writing in support of Item #15 on today's BOS agenda, on behalf of the San Francisco

Tenants Union. We fully support the extension of rent stabilization protections to all units built post 1979 should Prop 33 pass, and ask you to please **vote YES** in favor of this legislation.

Sincerely,
Anastasia Yovanopoulos, Board President
SF Tenants Union

Patrick Monette-Shaw

975 Sutter Street, Apt. 6
San Francisco, CA 94109
Phone: (415) 292-6969 • e-mail: pmonette-shaw@earthlink.net

October 8, 2024

San Francisco Board of Supervisors

The Honorable Shamann Walton, Board President
The Honorable Connie Chan, Supervisor, District 1
The Honorable Catherine Stefani, Supervisor, District 2
The Honorable Aaron Peskin, Supervisor, District 3
The Honorable Joel Engardio, Supervisor, District 4
The Honorable Dean Preston, Supervisor, District 5
The Honorable Matt Dorsey, Supervisor, District 6
The Honorable Myrna Melgar, Supervisor, District 7
The Honorable Rafael Mandelman, Supervisor, District 8
The Honorable Hillary Ronen, Supervisor, District 9
The Honorable Ahsha Safai, Supervisor, District 11

1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Your OBLIGATION to Pass Rent Control Expansion:

Fail to Pass Rent Control at Your Political Future Peril!

Re: **Testimony on New Construction Exemption From Rent Control**
(Agenda Item 15, File #240880)

Dear President Peskin and Members of the Board of Supervisors,

You are all surely smart enough and politically astute enough to know that fully 45% of all Californians are renters.

But in San Francisco, the percentage of renters is **at least 65% San Franciscans** are renters, and 60% of renters live in rent-controlled units. That means that **fully two-thirds of voters in every Supervisorial District** are renters — which translates to a **significant number of each of your District constituents you don't DARE disenfranchise with your vote today** on this proposed amendment to San Francisco's Rent Ordinance.

Please do pass File # 240880 unanimously today. **If you don't, you will forever place your political futures in grave peril!**

As far as that goes, Mayor Breed can't be dumb enough to try to veto this legislation, or to return it unsigned, just before the November re-election where her future is already in peril.

Want to win re-election in your future elections to the Board of Supervisors? Want to win elections for other higher elected political office when you are termed off the Board of Supervisors? Just remember how you vote today may be at your own peril.

Don't worry: The billionaires, millionaires, and housing lobbyists will keep shoveling money into your political campaign war chests for your support on other issues. They have no other real choice, but not to keep throwing their campaign contributions at you! And they have shorter memories than us renters when we get thrown under the bus.

If you need more rationale, consider this:

- San Francisco has **one of the highest rates of income inequality** in the United States.
- San Francisco's **older population is the fastest growing**, with the number of residents over the age of 60 expected to be 30% by 2030.
- The **rent gap between rent-controlled housing and non-rent-controlled housing will widen**, potentially leading to increased evictions and displacement.

October 8, 2024

Testimony on New Construction Exemption From Rent Control (Agenda Item 15, File #240880)

Page 2

- The **median rent for a one-bedroom apartment in San Francisco is \$2,995 per month**, and for a two-bedroom apartment is \$4,000 per month.

Do the right thing. Pass this on first reading, today, unanimously!

If you have not already done so, **request today to be added as a co-sponsor of this Ordinance**. Constituents who vote as renters in your District will also remember this, if you don't sign on as a co-sponsor!

Respectfully submitted,

Patrick Monette-Shaw

A Childless Cat Daddy, But I Vote

Columnist, Westside Observer Newspaper

cc: Angela Calvillo, Clerk of the Board

From: [T.Flandrich](#)
To: [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Cc: [MelgarStaff \(BOS\)](#); [Horrell, Nate \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: File # 240880 New Construction Exemption from Rent Control IN SUPPORT
Date: Monday, September 30, 2024 10:33:58 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

29. September 2024

Dear Chair Melgar, Vice Chair Preston, and President Peskin,

I am writing in support of this proactive, common sense legislation that adds one more tool to create more stable housing, and stabilize our communities in San Francisco.

Thank you President Peskin and Vice Chair Preston for your ongoing work in protecting tenants. I urge this committee to forward your unanimous vote of recommendation to the full board.

Most sincerely,
Theresa Flandrich
North Beach Tenants Committee