

1 [Supporting California State Assembly Bill No. 1482 (Chiu) - Tenancy Rent Caps]

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3 **Resolution supporting California State Assembly Bill No. 1482, authored by Assembly**  
4 **Member David Chiu and co-authored by Assembly Members Richard Bloom, Rob**  
5 **Bonta, Kevin McCarty, Phil Ting, and Buffy Wicks, to cap annual rent increases on**  
6 **residential rentals.**

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8 WHEREAS, California has nearly 17 million renters, and San Francisco has nearly  
9 600,000 renters; and

10 WHEREAS, Over half of the state’s renters, and over 80% of low-income renters, are  
11 rent-burdened, meaning they pay over 30% of their income towards rent and therefore have  
12 less money to spend on other necessities like food, healthcare, transportation, and education;  
13 and

14 WHEREAS, Nearly 15 million renters lack any form of rent control, including 150,000  
15 San Franciscans, leaving them with no certainty about the size of their next rent increase,  
16 which in turn creates a tremendous psychological and economic burden on these households;  
17 and

18 WHEREAS, Research in 2018 found that some areas with a high percentage of rent-  
19 burdened households experienced a rapid increase in homelessness, and areas where high  
20 rents are combined with high poverty experienced triple the homelessness rate of the average  
21 community; and

22 WHEREAS, Assembly Bill No. 1482 (Chiu) is a bill introduced in the California State  
23 Assembly to prevent the most egregious forms of rent increases; and

24 WHEREAS, AB 1482 would establish a maximum annual rent increase of five% plus  
25 the change in the cost of living, as measured by the Consumer Price Index (CPI); and

1           WHEREAS, This restriction would not apply to units subject to existing rent control  
2     protections, which would therefore maintain their stricter protections; and

3           WHEREAS, In setting this maximum, AB 1482 would provide price stability and  
4     certainty to the 15 million Californians and 150,000 San Franciscans who do not currently  
5     have any form of protection, thereby enabling renters and families to be better able to plan for  
6     their future by removing the risk of large and unexpected rent increases; and

7           WHEREAS, This rent cap would still enable a return for a property owner comparable  
8     to other business investments; and

9           WHEREAS, AB 1482 is part of a larger tenant package in the State Legislature,  
10    including Assembly Bill Nos. 1481 (Bonta) and 36 (Bloom), which provide a tenant protection  
11    against no-cause evictions and would allow for an expansion of rent control on residential  
12    housing that is 20 years old or older; now, therefore, be it

13          RESOLVED, The Board of Supervisors of the City and County of San Francisco hereby  
14    urges the California State Legislature and the Governor to pass Assembly Bill No.1482; and,  
15    be it

16          FURTHER RESOLVED, The San Francisco Board of Supervisors hereby directs the  
17    Clerk of the Board to send a copy of the resolution to the Governor of California, the California  
18    State Senate, and the California State Assembly.

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