

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

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3 **Resolution urging state officials to amend the Housing Crisis Act of 2019 or Senate Bill**
4 **330, including, but not limited to, Government Code, Sections 65941.1, 66300, and**
5 **66301, that limited San Francisco’s ability to protect rent controlled units from**
6 **demolition, weakened tenants’ right of return after demolition or redevelopment, and**
7 **undermined local Housing Element Objectives to preserve affordable housing.**

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9 WHEREAS, The City and County of San Francisco is in the midst of a long-standing
10 housing affordability and displacement crisis; and

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

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

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

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

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

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

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

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

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

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

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

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

24 FURTHER RESOLVED, That the Board urges the California State Legislature to
25 amend the Housing Crisis Act, including, but not limited to Government Code, Sections

1 65941.1, 66300, and 66301, to explicitly protect rent-controlled and other protected units from
2 demolition unless tenants are granted enforceable rights of return at equivalent rents,
3 guaranteed replacement units, and comprehensive relocation assistance; and, be it

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

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