

1 [Emergency Ordinance - Extension of Temporary Tenant Protections Due to COVID-19]

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3 **Emergency ordinance to temporarily extend the COVID-19 based limit on residential**
4 **evictions, which allows evictions only if based on the non-payment of rent or violence**
5 **or health and safety issues, and which is currently set to expire on September 30, 2021.**
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7 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
8 **Additions to Codes** are in *single-underline italics Times New Roman font*.
9 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
10 **Board amendment additions** are in double-underlined Arial font.
11 **Board amendment deletions** are in ~~strikethrough Arial font~~.
12 **Asterisks (* * * *)** indicate the omission of unchanged Code
13 subsections or parts of tables.

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

15 Section 1. Declaration of Emergency under Charter Section 2.107.

16 (a) Section 2.107 of the Charter authorizes passage of an emergency ordinance in
17 cases of public emergency affecting life, health, or property, or for the uninterrupted operation
18 of any City or County department or office required to comply with time limitations established
19 by law. The Board of Supervisors hereby finds and declares that an actual emergency exists
20 that requires the passage of this emergency ordinance.

21 (b) The City and County of San Francisco is facing an unprecedented public health
22 and economic crisis due to the COVID-19 pandemic. On February 25, 2020, the Mayor
23 declared a state of emergency due to COVID-19 and the Board of Supervisors concurred in
24 the emergency. On April 30, 2020, the Mayor imposed a moratorium on residential evictions
25 to protect tenants and help contain the spread of the virus, as reflected in the Mayor's Twelfth
Supplement to the emergency proclamation, dated April 30, 2020. Paragraph 1(c) of the

1 Twelfth Supplement limited the ability of landlords to recover possession of a rental unit
2 unless necessary due to violence, threats of violence, or health and safety issues. After
3 issuing the Twelfth Supplement, which was originally set to expire at the end of June 2020,
4 the Mayor extended it several times, one month at a time. Due to the ongoing need to keep
5 people safely housed and to avoid the uncertainty of month-to-month extensions, the Board of
6 Supervisors with the Mayor’s approval adopted a four-month extension via Ordinance No.
7 216-20, and two subsequent three-month extensions via Ordinance Nos. 029-21 and 083-21,
8 to extend the protections without interruption through September 30, 2021.

9 (c) Although the City has made some progress in returning to normalcy, the
10 continuing crisis, and in particular the sudden and recent spread of variants of the virus and
11 the real possibility of as yet unknown new variants, make it essential to prevent a wave of
12 evictions on October 1. The City has a shortage of affordable rental housing, a significant
13 percentage of its households are renters at risk of permanent displacement should they be
14 forced to leave their current homes, and many potentially impacted renters are essential
15 workers who will be needed immediately if the pandemic takes a turn for the worse. The
16 Board of Supervisors therefore finds it is in the public interest to prevent tenant displacement
17 in San Francisco due to COVID-19 to the maximum extent permitted by law.

18 (e) As compared to the just cause protections of the California Tenant Protection
19 Act of 2019 (“AB 1482”), this ordinance further limits the permissible reasons for termination of
20 a residential tenancy and provides additional tenant protections. The Board of Supervisors
21 therefore finds that this ordinance is more protective of tenants than AB 1482, and intends
22 that this emergency ordinance shall apply rather than AB 1482.

1 Section 2. Additional Just Cause Requirements Due to COVID-19.

2 (a) No landlord shall endeavor to recover possession of a rental unit unless
3 necessary due to violence, threats of violence, or health and safety issues. This limitation
4 shall be in addition to the just cause requirements set forth in Administrative Code Section
5 37.9(a), and shall apply to all rental units, including those that are otherwise exempt from just
6 cause requirements pursuant to Administrative Code Section 37.9(b). However, this additional
7 limitation shall not apply to evictions due to unpaid rent or any other unpaid financial obligation
8 of a tenant under the tenancy that came due between March 1, 2020 and March 31, 2022,
9 inclusive; or to evictions under Administrative Code Section 37.9(a)(13).

10 (b) The protections in paragraph (1) shall also apply to units where the rent is
11 controlled or regulated by the City, notwithstanding Administrative Code Section 37.2(r)(4),
12 including without limitation privately-operated units controlled or regulated by the Mayor's
13 Office of Housing and Community Development and/or the Department of Homelessness and
14 Supportive Housing.

15 (c) This emergency ordinance is intended to limit evictions as soon as it takes
16 effect, and shall therefore apply to all residential dwelling units described in subsections (a)
17 and (b), including but not limited to those where a notice to vacate or quit was pending as of
18 the date that this emergency ordinance first took effect and regardless whether the notice was
19 served before or after September 14, 2021.

20 (d) The provisions of this emergency ordinance, being necessary for the welfare of
21 the City and its residents, shall be liberally construed to effectuate its purpose.

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23 Section 3. Effective Date; Sunset Date. Consistent with Charter Section 2.107, this
24 emergency ordinance shall become effective immediately upon enactment. Enactment
25 occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or

1 does not sign the ordinance within ten days of receiving it, or the Board of Supervisors
2 overrides the Mayor's veto of the ordinance. Once enacted, it shall remain in effect for 60
3 days, or until such time as the non-emergency ordinance to extend the COVID-19 based
4 eviction protections in Board of Supervisors File No. 210962 may take effect, whichever is
5 sooner. The foregoing sentence shall not prevent future reenactments of this emergency
6 ordinance as provided by Section 2.107.

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8 Section 4. Severability. If any section, subsection, sentence, clause, phrase, or word
9 of this emergency ordinance, or any application thereof to any person or circumstance, is held
10 to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such
11 decision shall not affect the validity of the remaining portions or applications of the ordinance.
12 The Board of Supervisors hereby declares that it would have passed this ordinance and each
13 and every section, subsection, sentence, clause, phrase, and word not declared invalid or
14 unconstitutional without regard to whether any other portion of this ordinance or application
15 thereof would be subsequently declared invalid or unconstitutional.

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17 Section 5. Supermajority Vote Required. In accordance with Charter Section 2.107,
18 passage of this emergency ordinance by the Board of Supervisors requires an affirmative vote
19 of two-thirds of the Board of Supervisors.

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21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

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24 By: /s/
25 MANU PRADHAN
Deputy City Attorney
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