

From: [anastasia Yovanopoulos](#)
To: [Ronen, Hillary \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Dorsey, Matt \(BOS\)](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Young, Victor \(BOS\)](#)
Subject: RE 240684: Resolution supporting The Justice for Renters Act
Date: Sunday, July 7, 2024 3:04:27 PM

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RE 240684: Resolution supporting The Justice for Renters Act

Dear Supervisors,

The San Francisco Tenants Union has endorsed The Justice For Renters Act. We urge all San Francisco Supervisors to stand with renters in the city by voting YES for the Resolution supporting The Justice for Renters Act, a California State Proposition on the November 5, 2024, ballot; and reaffirming the City and County of San Francisco's support for repeal of the Costa-Hawkins Rental Housing Act.

Sincerely,
Anastasia Yovanopoulos
on behalf of SF Tenants Union Steering Committee

From: lgpetty@juno.com
To: [Ronen, Hillary \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#)
Cc: [Young, Victor \(BOS\)](#)
Subject: Support Resolution 240684 The Justice for Renters Act
Date: Sunday, July 7, 2024 9:36:43 PM

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July 8, 2024

Dear Rules Chair Ronen and Supervisors Walton and Safai,

Please Support Resolution 240684...The **Justice for Renters Act**. It is absolutely crucial to renters in San Francisco, who are the majority of residents, that the Costa Hawkins Act be repealed.

San Francisco voters have twice approved repealing Costa Hawkins.

Your affirmative vote will show that you acknowledge and respect the will of the majority voters of San Francisco.

And your passage of this resolution will also show that you are completely independent of the real estate interests who twice have spent over \$100,000 to defeat repeal of Costa Hawkins, and continue to swell the campaign coffers of repeal opponents.

Do not be fooled by the scare tactics of those who falsely say that repeal will stop new housing production. Developers of brand-new construction set market rate prices of their own choosing. And there is no one proposing otherwise.

Costa Hawkins has created enormous suffering--unfair, discriminatory hardship and exile-- for thousands of San Francisco renters, and, together with the State Ellis Act, is the chief enabler of the out-of-control speculation which has brought ruin to so many lives and to our neighborhoods and cultures.

Thank you for your consideration and support.

Lorraine Petty

Senior.
District 2 resident.
Affordable housing advocate,
Member of Senior and Disability Action and the SF Tenants Union



July 8, 2024

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

RE: File No. 240684

Dear Supervisors,

The San Francisco Anti-Displacement Coalition (SFADC) represents over 20 organizations serving tenants citywide. We write today, along with allied organizations, in support of the Justice for Renters Act on the November 2024 ballot to repeal Costa-Hawkins statewide. We encourage you to support [File #240684](#), the resolution in support of this measure sponsored by Supervisors Preston, Peskin, Ronen, Walton, Chan, and Melgar.

As organizations who daily work with tenants facing displacement due to the impacts of Costa-Hawkins, we know the importance of removing these sweeping state preemptions to our local authority. The real estate industry's response to a nationwide wave of successful community organizing for regulation of rental housing, **Costa-Hawkins creates loopholes in tenant protections that leave tens of thousands of residents unprotected from massive rent increases and displacement.** Our attached 2018 report "[The Cost of Costa Hawkins](#)" describes these loopholes and their impacts in greater detail.

It is no surprise that the Real Estate industry has come out again in full force to oppose the repeal of this measure. **The passage of the Costa-Hawkins Act in 1995 marked over a decade of continuous effort**

by the real estate lobby to overturn tenant protections they could not stop at the local level. The 1970s saw a period of massive inflation paired with stagnating wages and rising unemployment. Cost of living, including housing costs, skyrocketed. By the late 1970s, rent control laws had been passed in 170 municipalities across the country. Unable to stop tenant momentum in cities with organized renters, the real estate industry looked for ways to override local initiatives via state preemptions. Despite success in many states nationwide, they were not able to fully ban rent control in Sacramento, so the industry attempted to weaken it via the Costa-Hawkins Act. Initially introduced in 1983, the bill failed every year until 1995, when the industry's persistent lobbying finally paid off. *It has been a priority of tenant advocates to repeal the anti-tenant legislation ever since.*

Costa-Hawkins drives up the price of housing for everyone in the city. Mandated vacancy decontrol means that sales prices for rent control buildings reflect an assumption that a large percentage of long-term rent control units can be flipped to market rate. Counselors and lawyers regularly see tenants facing persistent harassment because their landlords want to empty their unit and raise the rent, including long-term tenants who are not deemed as “original tenants” by the law’s definition. The city’s largest landlords build this presumption into their business plans, often relying on illegal methods to circumvent tenant protections and rent control, and pricing smaller “mom and pop” landlords out of the market.

Tenants regularly visit our clinics seeking help because a massive rent increase will force them to move from their home of many decades but they are not covered by rent control because Costa-Hawkins labels their 40-year-old unit “new construction.” The ban on extending common-sense rent regulations to “new construction” means that rent controlled housing has declined from over 90% of the rental stock when rent control passed to less than 70% of the stock at last count several years ago. **Rent control housing is the single largest source of affordable units in the city, but over 86,000 units are unregulated simply because those buildings were constructed after 1979.** Today, one-third of tenants are rent burdened. For very low-income renters, that number jumps to over 60%.

A June 17th letter of opposition submitted by an unsurprising alliance of the San Francisco Apartment Association, San Francisco Association of Realtors, market rate housing developers, and CA Yimby, makes familiar arguments against rent control. For decades, opponents of rent control have claimed that we won’t build the new housing we desperately need if rent control is expanded, but **a survey of the academic literature points to rent control having no effect on housing production.** For example, a 2006 study on new construction in the Bay Area found rent-controlled cities built nearly twice as many units per resident as their non-rent controlled neighbors.¹ A 2023 letter to the Federal Housing Finance Agency, signed by 32 economists in support of national rent control, cites “substantial empirical evidence that rent regulation policies do not limit new construction, nor the overall supply of housing.”²

¹ SOURCE: "Rent Controlled Cities Lead in New Apartment Construction in Bay Area" Berkeley Rent Stabilization Board (2006). Urban Habitat's 2018 report "[Strengthening Communities through Rent Control and Just-Cause Evictions](#)" makes similar arguments, stating "A comprehensive 1998 report by Berkeley's Planning and Development Department looks at rent control's effects on new construction in Berkeley and concludes that "the best available evidence shows that rent control had little or no effect on the construction of new housing." Analyzing new construction across the decades, the report shows that building permits hit their highest levels since 1971 in 1989—nine years after the passage of rent control. It asserts that "private-sector interest in building in Berkeley changes with economic conditions," and has more to do with the availability of financing than rent control.

² "[Re: Tenant Protections for Enterprise-Backed Multifamily Properties Request for Input](#)," submitted to the Federal Housing Finance Agency July 28, 2023.

The Justice for Renter's Act is simple: it returns authority to cities and counties to enact and enforce regulations on rental housing that local jurisdictions deem necessary. The measure is backed by tenant and community groups, organized labor, veterans, seniors, LGBTQ advocates, and many others statewide. We hope you will join this broad coalition in support of this common sense measure that will allow us to pass the rent controls we need to ensure that San Francisco is a place where all of our communities can imagine and secure a future.

Signed,

Affordable Housing Alliance
Aids Legal Referral Panel
Asian Law Caucus
Bill Sorro Housing Program
California Community Land Trust Network
Causa Justa :: Just Cause
Eviction Defense Collaborative
Housing Rights Committee of San Francisco
Race and Equity in All Planning Coalition (REP-SF)
San Francisco Anti-Displacement Coalition
San Francisco Community Land Trust
San Francisco Senior and Disability Action
San Francisco Tenants Union
South of Market Community Action Network (SOMCAN)
SOMA Pilipinas, the Filipino Cultural Heritage District
TODCO
United to Save the Mission
West Side Tenants Association
Young Community Developers (YCD)
National Union of Healthcare Workers (NUHW)
Jobs With Justice SF
SF Housing Development Corporation
People Organize to Win Employment Rights (PODER)