

1 [Supporting California State Assembly Bill No. 528 (Wicks) - Abandoned Lots and Properties
2 into Opportunity Act]

3 **Resolution supporting California State Assembly Bill No. 528, Abandoned Lots and**
4 **Properties into Opportunity Act, authored by Assembly Member Buffy Wicks, that**
5 **would remove certain tax-defaulted and abandoned properties from neighborhoods,**
6 **give affordable housing developers an opportunity to build in more places, and remove**
7 **tax delinquent properties from the county ledger, while keeping existing tenants**
8 **housed by strengthening and improving the existing Chapter 8 process for acquiring**
9 **and rehabbing tax delinquent second homes.**

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11 WHEREAS, According to the 2019 San Francisco Homeless Count and Survey Report,
12 homelessness increased by 17% in San Francisco between 2017 and 2019, in part because
13 of the soaring housing prices and real estate speculation by large investment corporations;
14 and

15 WHEREAS, Wages for African American, Latinx, and minority populations remain
16 stagnant as San Francisco becomes more gentrified, increasing their risk of eviction and
17 housing insecurity; and

18 WHEREAS, Because affordable housing is based on the city's average income, less
19 housing has become available to African American, Latinx, and minority populations in the
20 City; and

21 WHEREAS, According to the California Department of Housing and Community
22 Development, California is home to 12 percent of the nation's population, but a
23 disproportionate 22 percent of the nation's homeless population; and

24 WHEREAS, 54 percent of San Francisco's extremely low income households are
25 paying more than 50 percent of their income in rent; and

1 WHEREAS, Property that is tax-defaulted after five years (or three years in the case of
2 property also subject to a nuisance abatement lien) becomes subject to the county tax
3 collector’s power to sell that property in order to satisfy the defaulted property taxes; and

4 WHEREAS, Existing California law gives non-profit affordable housing developers and
5 public agencies the first option to purchase tax defaulted properties three years after tax
6 delinquency through the Chapter 8 Tax Defaulted Property sale to acquire and convert such
7 properties into affordable housing; and

8 WHEREAS, The Chapter 8 Property Sale program is extremely underutilized with only
9 55 tax delinquent properties statewide have been repurposed as affordable housing over the
10 past 10 years; and

11 WHEREAS, Assembly Bill No. 528 (AB 528) by Assembly Member Wicks creates
12 clearer and more predictable processes to convert tax delinquent properties into affordable
13 homes; and

14 WHEREAS, AB 528 establishes a new right for tenants living in tax delinquent
15 properties to purchase the home before it is subject to tax sale or if they do not have the
16 resources to purchase the home to be offered a new replacement unit onsite at a rent or sales
17 price that is affordable to them; and

18 WHEREAS, AB 528 will give local boards of supervisors the discretion to set the prices
19 that they think are appropriate to both ensure that the tax bills are paid and to convert these
20 homes into long term affordable homes; and

21 WHEREAS, Housing is a human right, and housing for the community should benefit
22 those in need; and

23 WHEREAS, In order to historically preserve the rich culture and diversity in San
24 Francisco, secure the right to housing, provide shelter to San Francisco’s most vulnerable
25 populations, and ensure California remains financially accessible to all socio-economic

1 communities, the City, County and the State must do its part to pass supportive, sufficient,
2 and necessary legislation to make sure housing remains affordable; now, therefore, be it

3 RESOLVED, That the Board of Supervisors requests that the California legislature
4 enact AB 528 to create more permanent affordable rental and ownership housing in
5 neighborhoods throughout the state where properties have fallen into tax delinquency while
6 keeping existing tenants housed by strengthening the existing Chapter 8 process for acquiring
7 and rehabbing tax delinquent second homes; and, be it

8 FURTHER RESOLVED, That the Board of Supervisor directs that this issue be added
9 to the State Legislative lobbying agenda, and that the City Lobbyist is directed to work on the
10 matter.

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