

File No. 201262

Committee Item No. 12

Board Item No. 1

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date November 18, 2020

Board of Supervisors Meeting

Date December 1, 2020

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
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Completed by: Linda Wong Date November 13, 2020

Completed by: Linda Wong Date November 23, 2020

1 [Administrative Code - Housing Inventory]

2

3 **Ordinance amending the Administrative Code to require owners of residential dwelling**
4 **units to report certain information to the Rent Board; to authorize the Rent Board to**
5 **issue a license to owners who report the information; and to require that an owner**
6 **have a license to impose certain types of rent increases; ~~and to impose a surcharge on~~**
7 **~~top of the existing Rent Board fee to cover the Rent Board's associated costs.~~**

8

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
12 **Board amendment additions** are in double-underlined Arial font.
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

13

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

15

16 Section 1. Purpose and Findings.

17 The City adopted the Rent Ordinance in 1979 to safeguard tenants from excessive rent
18 increases that landlords were able to impose due to the critically low vacancy rates in San
19 Francisco. The Rent Ordinance helps to address those concerns, but there is a compelling
20 need to maintain an accurate inventory of the City's residential housing stock, in order to
21 enable the Rent Board to track landlord-tenant relationships, inspect and investigate housing
22 services and rents, and better administer the Rent Ordinance. The City's existing records do
23 not accurately list all the units that are subject to the Rent Ordinance. However, in directing
24 the Rent Board to create a housing inventory, the Board of Supervisors does not intend that
25 the Rent Board should set rents through a rent registry; San Francisco has regulated landlord-

1 tenant relationships without a rent registry and the Board of Supervisors intends that the Rent
2 Board should continue with this approach.

3
4 Section 2. The Administrative Code is hereby amended by revising Section 37.3;
5 adding new Section 37.15; and renumbering existing Section 37.15 as Section 37.16 and
6 revising that Section, to read as follows:

7 **SEC. 37.3. RENT LIMITATIONS.**

8 (a) Rent Increase Limitations for Tenants in Occupancy. Landlords may impose rent
9 increases upon tenants in occupancy only as provided below and as provided by subsections
10 37.3(d) and 37.3(g):

11 (1) Annual Rent Increase. On March 1~~st~~ of each year, the Board shall publish the
12 increase in the CPI for the preceding 12 months, as made available by the U.S. Department of
13 Labor. A landlord who has reported the required information about their rental unit to the Rent Board
14 as set forth in Section 37.15 shall have a license to ~~may~~ impose annually a rent increase which
15 does not exceed a tenant's base rent by more than 60% ~~percent~~ of said published increase. In
16 no event, however, shall the allowable annual increase be greater than 7% ~~seven percent~~.

17 (2) Banking. A landlord who refrains from imposing an annual rent increase or any
18 portion thereof may accumulate said increase and, subject to Section 37.15, impose that amount
19 on the tenant's subsequent rent increase anniversary dates. A landlord who, between April 1,
20 1982, and February 29, 1984, has banked an annual 7% ~~seven percent~~ rent increase (or rent
21 increases) or any portion thereof may impose the accumulated increase on the tenant's
22 subsequent rent increase anniversary dates.

23 * * * *

1 **SEC. 37.15. REPORTING OBLIGATIONS; LICENSING.**

2 (a) Starting July 1, 2022, Owners of residential dwelling units subject to this Chapter 37
3 shall be required to report certain information about their units to the Rent Board, as set forth in
4 subsections (b) and (c). In the case of a unit owned by multiple owners, reporting by a single
5 owner shall suffice. Owners shall report the information using a form prepared by the Rent Board.
6 The Rent Board may, in addition to or in lieu of a paper form, develop an electronic form or a secure
7 internet website with an interface for owners to submit the required information. The Rent Board may
8 develop procedures for tenants to also report information about their units, but in that event reporting
9 by tenants shall be optional rather than required.

10 (b) Owners shall report the following information under penalty of perjury for each unit:
11 (4) the mailing address of the each unit and whether the unit is Owner-Occupied. The term
12 “Owner-Occupied” shall refer to a unit which is occupied by an owner of record on either a full-
13 time or part-time basis and is not rented at any time, as set forth in Administrative Code
14 Section 37A.1(f). Depending on whether the unit is Owner-Occupied, the following reporting
15 requirements shall apply:

16 (1) If the unit is Owner-Occupied, then the owner shall not be required to report
17 any further information about the unit under this subsection (b).

18 (2) If the unit is not Owner-Occupied, then the owner shall be required to report
19 under penalty of perjury the following additional information about the unit: ; (2)(A) the name
20 and business contact information (address, phone number, email address) of the owner(s), or of the
21 property manager, if any, designated by the owner(s) to address habitability issues; (3)(B) the
22 business registration number for the unit, if any; (4)(C) the approximate square footage to the best of
23 the owner’s or manager’s knowledge, and number of bedrooms and bathrooms in the unit; (5)(D)
24 whether the unit is vacant or occupied, and the date the vacancy or; (6) for vacant units, the last
25 date of occupancy; (7) for occupied units, the date the occupancy commenced; (E) the start and

1 end dates of any other vacancies or occupancies that have occurred during the previous 12
2 months; ~~(8)~~(F) for tenant-occupied units, the base rent reported in \$250 increments, and whether the
3 base rent includes specified utilities (water/sewer, refuse/recycling, natural gas, electricity, etc.); ~~(9)~~
4 if during the previous 12 months an occupied unit became vacant or a vacant unit became
5 occupied, the report shall include the date(s) the unit became vacant or occupied; and
6 ~~(10)~~and (G) any other information that the Rent Board deems appropriate following a noticed public
7 meeting in order to effectuate the purposes of this Chapter 37.

8 (c) For units (other than condominium units) in buildings with 10 units or more,
9 Owners shall submit the information described in subsection (b) shall be reported to the Rent Board
10 by July 1, 2022, Updated information shall be due on or before and updated by March 1,
11 2023 and annually by March July 1 of each successive year. For condominium units and units in
12 buildings with fewer than 10 units, the information shall be reported commencing March 1,
13 2023 and updated annually by March 1 of each successive year. Unit information Owners
14 shall also be required to updated the information described in subsection (b) within 30 days of any
15 change in the name or business contact information of the owner or designated property manager.

16 (d) The Rent Board shall use the information it receives under this Section 37.15 to create a
17 housing inventory that may be used for purposes of inspecting and investigating the level of housing
18 services being provided to tenants, investigating and analyzing rents and vacancies, monitoring
19 compliance with this Chapter 37, generating reports and surveys, and providing assistance to landlords
20 and tenants and other City departments as needed. The Rent Board shall not use the information to
21 operate a rental registry within the meaning of California Civil Code Sections 1947.7 – 1947.8.

22 (e) If a landlord has substantially complied with the obligation to report information about a
23 rental unit as required under this Section 37.15, the landlord shall receive a license to impose rent
24 increases on tenants in that unit under Sections 37.3(a)(1)-(2). If the landlord has not substantially
25 complied with the reporting obligation, then the license to impose rent increases shall be temporarily

1 suspended during the period of the landlord's noncompliance. Upon receipt of the required
2 information from the landlord, the suspension shall be terminated, and the license to impose rent
3 increases shall be restored prospectively, but a tenant shall not be obligated to pay the increased rent
4 for months during the period of suspension.

5
6 **SEC. ~~37.15~~ 37.16. SEVERABILITY.**

7 If any provision or clause of this Chapter 37 or the application thereof to any person
8 or circumstance is held to be unconstitutional or to be otherwise invalid by any court of
9 competent jurisdiction, such invalidity shall not affect other Chapter provisions, and clauses of
10 this Chapter are declared to be severable.

11
12 Section 3. The Administrative Code is hereby amended by revising Section 37A.2, ~~and~~
13 ~~adding Section 37A.4.5,~~ to read as follows:

14 **SEC. 37A.2. FINDINGS.**

15 The Board of Supervisors hereby finds:

16 * * * *

17 (d) The fee for each residential unit shall equal the projected annual cost of funding
18 the Rent Board, plus related administrative costs pursuant to Section 10.194 of this Code
19 (which includes without limitation the costs incurred by ~~including, but not limited to,~~ the Tax
20 Collector and Controller), divided by the total number of residential units estimated to pay the
21 fee minus any balance remaining in the fund set forth in Section 10.117-88 of this Code;
22 provided, however, that in calculating the fee, the Controller shall round up any fraction of a
23 dollar to the next whole dollar; ~~and provided further, that the Controller shall disregard the~~
24 ~~costs related to creating and maintaining the housing inventory as set forth in Section 37.15,~~
25 ~~which shall instead be recovered through a separate surcharge under Section 37A.4.5. For~~

1 the purposes of this calculation, a guest room shall be counted as one-half of a residential unit
2 and shall be charged half the fee. The Assessor and the Director of the Department of
3 Building Inspection shall release to the Rent Board ~~Department of Technology Information~~
4 ~~Services Division (ISD) of the Department of Telecommunications and Information Services (DTIS)~~ by
5 June 1~~st~~ information necessary for compilation of the billing list. The Rent Board shall
6 ~~Controller shall~~ compile the list, determine the total number of residential units and submit this
7 information to the Controller. The Controller shall calculate the fee by July 31~~st~~. The fee shall
8 be recalculated on by July 31 each year.

9 * * * *

10
11 **SEC. 37A.4.5. IMPOSITION OF SURCHARGE FOR HOUSING INVENTORY.**

12 ~~—There shall be an additional surcharge on residential units subject to the Residential~~
13 ~~Rent Stabilization and Arbitration fee, to pay for the Rent Board's administrative costs to~~
14 ~~create and maintain the housing inventory as required by Administrative Code Section 37.15.~~
15 ~~The Controller shall calculate the surcharge in the same manner as the fee in section~~
16 ~~37A.2(d). The Controller shall publish the initial amount of the surcharge no later than 30~~
17 ~~days after the effective date of the ordinance in Board File No. _____, enacting Section 37.15,~~
18 ~~and the surcharge shall become effective 60 days thereafter unless modified by a subsequent~~
19 ~~ordinance. The surcharge shall be collected in the same manner as the fee, and landlords~~
20 ~~may seek recovery of 50% of the surcharge from tenants in occupancy in the same manner~~
21 ~~as they may seek recovery from tenants in occupancy with respect to the fee. The surcharge~~
22 ~~is levied for regulatory purposes only, and is not designed or intended for revenue purposes,~~
23 ~~and any surplus collected in a given year will reduce the surcharge in the next fiscal year.~~

1 Section 4. Effective and Operative Dates.

2 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
3 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
4 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
5 Mayor's veto of the ordinance.

6 (b) This ordinance shall become operative on July 1, 2022.
7

8 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
9 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
10 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
11 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
12 additions, and Board amendment deletions in accordance with the "Note" that appears under
13 the official title of the ordinance.
14

15 Section 6. Undertaking for the General Welfare. In enacting and implementing this
16 ordinance, the City is assuming an undertaking only to promote the general welfare. It is not
17 assuming, nor is it imposing on its officers and employees, an obligation for breach of which it
18 is liable in money damages to any person who claims that such breach proximately caused
19 injury.
20

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

23 By: /s/
24 MANU PRADHAN
25 Deputy City Attorney
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LEGISLATIVE DIGEST

[Administrative Code - Housing Inventory]

Ordinance amending the Administrative Code to require owners of residential dwelling units to report certain information to the Rent Board; to authorize the Rent Board to issue a license to owners who report the information; and to require that an owner have a license to impose certain types of rent increases.

Existing Law

The Rent Board administers the City's Rent Ordinance (Chapter 37 of the Administrative Code) but does not have an inventory of all the units that are subject to Chapter 37. Chapter 37 allows landlords to impose annual rent increases based on inflation, and to bank annual increases not imposed in prior years. A landlord does not need permission from the Rent Board to impose an annual or banked rent increase.

Amendments to Current Law

The ordinance would require the Rent Board to maintain an inventory of all housing units subject to Chapter 37. Owners and/or landlords of housing units would first need to disclose for each unit whether the unit is owner-occupied. If a unit is owner-occupied, no further information would need to be reported about the unit. If a unit is not owner-occupied, the owner and/or landlord would need to disclose to the Rent Board certain information about the unit (e.g., business contact information of owner or property manager, approximate size, approximate rent, housing services included in the rent, whether unit is occupied or vacant, and information about the dates that occupancies and vacancies have commenced). For units (other than condominium units) in buildings of 10 units or more, the reporting obligation would commence starting July 1, 2022, with updates due on March 1, 2023 and every March 1 thereafter. For condominium units and units in buildings with fewer than 10 units, reporting would commence on March 1, 2023 with updates due every March 1 thereafter.

In addition, the ordinance would require landlords to have a license to impose the annual or banked rent increase. If a landlord had substantially complied with their obligation to report information to the Rent Board, they would receive the license to impose the annual or banked increase. If a landlord did not meet their reporting obligation, the license would be suspended until the landlord updated their information with the Rent Board.

Background

This digest reflects amendments made on November 18, 2020, to 1) reduce the amount of reporting required for an owner-occupied unit, 2) extend the deadlines for when the reporting obligations commence for different landlords, 3) clarify that a single report is sufficient for each unit (rather than require each owner or landlord to submit a separate duplicative report), 4)

AMENDED IN COMMITTEE
11/18/2020

FILE NO. 201262

update language to more accurately reflect the role City departments play in calculating the Rent Board fee, and 5) address other minor clerical matters

In addition, the amended version deletes reference to a surcharge that would have been tracked separately from the existing Rent Board fee. The Rent Board fee covers the Rent Board's costs to administer the Rent Ordinance. The City imposes the fee on landlords but landlords have the option to pass on a portion of the fee to their tenants. Deleting the surcharge simply means that the costs will not be tracked and collected separately from the existing Rent Board fee.

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CITY AND COUNTY OF SAN FRANCISCO
BOARD OF SUPERVISORS
BUDGET AND LEGISLATIVE ANALYST
1390 Market Street, Suite 1150, San Francisco, CA 94102
(415) 552-9292 FAX (415) 252-0461

Policy Analysis Report

To: Supervisor Fewer
From: Budget and Legislative Analyst's Office
Re: Cost Estimates for Developing a
Comprehensive City Rental Housing Inventory
Date: November 18, 2020



Summary of Requested Action

Your office requested that the Budget and Legislative Analyst research the costs for establishing and maintaining a rental housing inventory of all residential rental units in San Francisco covered by the Rent Ordinance, Chapter 37 of the Administrative Code, as proposed in Ordinance File No. 201262

For further information about this report, contact Fred Brousseau, Director of Policy Analysis, at the Budget and Legislative Analyst's Office.

Executive Summary

- The proposed ordinance would amend the Residential Rent Stabilization and Arbitration Ordinance Sections 37.3, 37.15, 37.16, 37A.2, and 37A.4.5 of the City's Administrative Code to require owners of units covered under the provisions of the ordinance to submit certain information to the Rent Board annually starting on July 1, 2022. In turn, the Rent Board will use this information to maintain a rental housing inventory for the purposes of investigating and inspecting the level of housing services provided to tenants, analyzing rents and vacancies, monitoring compliance, and providing assistance to landlords, tenants and other City departments.
- Landlords will be asked to submit information about their units that includes but is not limited to location, property management contact information, square footage and number of bedrooms/baths, occupancy status, and base rent. Landlords that substantially comply with submitting the requested information will be issued a license by the Rent Board that will allow them to impose annual and/or banked rent increases consistent with existing Rent Board procedures. The proposed ordinance calls for the Rent Board to add a surcharge to the existing Rent Stabilization and Arbitration fee to cover the costs of operating the rental housing inventory.
- For this analysis we surveyed nine California cities with rental housing databases to collect information to estimate the costs of maintaining and operating a rental housing inventory along with associated staffing costs. We found wide variance in the costs of system implementation and maintenance and ongoing operations staffing. These variances were due to differences in the technical approach to system implementation, diseconomies of scale for smaller cities, and differences in how the housing data is used.

- Based on cities that provided reliable cost information, we identified the following estimated costs for creating and maintaining a rental housing inventory in San Francisco. As shown in Exhibit A, estimated first year costs, including system implementation and maintenance and operations staffing, range from approximately \$1.4 to \$3.3 million. After the first year, estimated ongoing annual system maintenance and operations staffing costs are reduced to a range of between approximately \$1.2 million at the low end and \$2.8 million at the high end. Costs from the other cities were adjusted for an estimated 233,518 housing units in San Francisco that would be covered by the ordinance and included in the inventory.

EXHIBIT A: Estimated System and Staffing Costs for a Rental Housing Inventory, Year 1 and Ongoing

	<u>Year 1 Costs</u>	<u>Ongoing Annual Costs</u>
INVENTORY SYSTEM IMPLEMENTATION AND MAINTENANCE		
Low	\$165,798	—
High	\$899,044	\$490,388
OPERATIONS STAFFING		
Low	\$1,210,577	\$1,210,577
High	\$2,349,876	\$2,349,876
TOTAL		
Low	\$1,376,375	\$1,210,577
High	\$3,248,920	\$2,840,264

- Ongoing operations staffing cost estimates shown in Exhibit A are based on staffing levels needed to maintain the inventory for the approximately 233,518 rental housing units in San Francisco that would be covered by the proposed ordinance. For the low end staffing cost estimate, 7 full-time equivalent positions (FTEs) are assumed; for the high end, 14 FTEs are assumed. We assumed approximately one third of these positions would be management staff such as Management Analysts and two thirds would be clerical and support staff such as Senior Clerks.
- Under the proposed ordinance, a surcharge to the existing Rent Stabilization and Arbitration fee would be established to support the operations and maintenance of the rental housing inventory. We estimate that the per unit surcharge to cover the one-time implementation costs and ongoing costs would range from approximately \$6 to \$14 in Year 1 and \$5 to \$12 per year for ongoing annual costs.

Project staff: Fred Brousseau and Emily Firgens

Proposed Rental Housing Inventory Ordinance

The proposed ordinance would amend the San Francisco Administrative Code to require owners of residential rental units covered under the provisions of the Residential Rent Stabilization and Arbitration Ordinance to submit select information to the Rent Board regarding the location, occupancy, and base rent of their residential units. In turn, the Rent Board will use this information to maintain a rental housing inventory for the purposes of:

- Inspecting and investigating the level of housing services being provided to tenants;
- Investigating and analyzing rents and vacancies;
- Monitoring compliance with the Rent Ordinance;
- Generating reports and surveys; and,
- Providing assistance to landlords, tenants, and other City departments as needed.

The proposed ordinance states that the Rent Board will not use information collected for the housing inventory to operate a rent registry, as described in California Civil Code Sections 1947.7 – 1947.8, which establish certain conditions on allowable rent increases and collections related to property owner compliance with rental registry requirements. Instead, the proposed ordinance indicates that San Francisco’s own rent stabilization controls and procedures would remain in place and not be superseded by any State law pertaining to rental registries.

Owners who submit the required information will be given a license that allows them to impose rent increases allowed under the terms of the City’s Rent Stabilization and Arbitration ordinance (“Rent Ordinance”). To cover the administrative costs of creating and maintaining the rental housing inventory, there will be an additional surcharge added to the existing Residential Rent Stabilization and Arbitration fee.

Information Collection and License Issuance

Starting July 1, 2022 owners of residential units covered by the Rent Ordinance would be required to submit the following information to the Rent Board under the terms of the proposed ordinance:

- Mailing address for the unit.
- Name and business contact information (address, phone number, email address) of the owner or property manager.
- Business registration number for the unit, if applicable.
- Approximate square footage and number of bedrooms and bathrooms in the unit.
- If the unit is vacant or occupied.

- If the unit is vacant, the last date of occupancy; and, if it is occupied, the date the occupancy commenced.
- The base rent in \$250 increments for tenant-occupied units and whether the base rent includes utilities (i.e., water/sewer, refuse/recycle, natural gas, electricity, etc.).
- If during the previous 12 months an occupied unit became vacant or a vacant unit became occupied, the owner will be asked to include the date(s) the unit became vacant or occupied.
- Any other information that the Rent Board deems appropriate in order to achieve the purposes of the inventory as laid out in Chapter 37.

The proposed ordinance requires that this information be provided initially starting July 1, 2022 and updated annually. Owners must also update the information described above within 30 days of any change in the name or business contact information of the owner or property manager.

Upon substantial compliance with providing the required information, the Rent Board will issue the landlord a license, which permits them to impose rent increases consistent with Rent Board regulations. If a landlord does not comply with submitting this information, they will not receive their annual license, which will prohibit them from imposing annual and/or banked rent increases until they come into compliance. Once substantial compliance with housing inventory requirements is achieved by a landlord, allowable rent increases or rent banking can be imposed by the landlord prospectively. Landlords would still be allowed to file petitions to pass through costs to tenants for costs such as capital improvements, utility cost increases, and other costs allowed to be passed through to tenants by the Rent Stabilization and Arbitration Ordinance. The Rent Board will likely only get involved with suspending an owner's license if a tenant challenges a rent increase and discovers noncompliance with submitting information to the inventory.

Surcharge Collection

To cover the administrative costs of creating and maintaining a housing inventory, the proposed ordinance allows for a surcharge to be added to the existing Residential Rent Stabilization and Arbitration fee. The surcharge will be calculated by dividing total costs by the number of covered rental housing units. The surcharge will be collected similar to how the existing fee is collected, and the landlord may recover 50 percent of the surcharge from tenants occupying a unit as is now allowed for the current fee. The surcharge would cover administrative costs only and would not be intended to generate extra revenue. Any surplus collected in a given year would reduce the surcharge in the following year.

Process for Collecting Information and Developing an Inventory

The proposed ordinance requires owners of residential rental units covered by Chapter 37 to report the requested information as outlined above annually on July 1. The Rent Board will use a form to collect this information. The ordinance gives the Rent Board the latitude

to develop an electronic form or secure internet website for owners to submit the required information electronically rather than a paper form if they choose. Many cities have created similar rental housing databases through a combination of pre-populated, existing data sources and outreach to residential rental property owners to submit and verify or correct existing information.

Exhibit 1 below shows the initial information sources that a subset of cities that we surveyed used to create their rental housing databases. These sources include a combination of existing information on rent stabilized units, Assessor’s office information, and business tax license registration data to create their databases. After compiling an initial list of properties to include in their systems, many of these cities relied on community outreach, landlord engagement, information sessions, and online databases to check if a property was registered and to more fully populate their databases. This information provides an example of how other cities have approached populating their databases and may be useful as San Francisco considers leveraging existing data sources in creating its rental housing inventory.

Exhibit 1. Examples of Data Sources for City Housing Database Development

City ¹	Initial Data Sources
Alameda	<ul style="list-style-type: none"> • Business License Database
Fresno	<ul style="list-style-type: none"> • County Assessor’s Office Data • Deed Review of Property & Owners’ Addressees • Business Tax License (Required for residential lessors of 6+ properties)
Los Angeles	<ul style="list-style-type: none"> • Database of Rent Stabilized Ordinance-Covered Properties
Mountain View	<ul style="list-style-type: none"> • Multifamily Inspection Program • Manual Comparison with County Assessor’s Data

Source: BLA Interviews with representatives of each city

¹ The City of Santa Cruz is not included because they have yet to implement their registry. Berkeley, El Cerrito, Long Beach, and San Jose are not included because we did not receive information on this element.

Estimated Costs of Creating a Housing Inventory in San Francisco

Assuming the Rent Board chooses to create an online, electronic system for developing its rental housing inventory, we have estimated the costs of creating and maintaining the proposed rental housing inventory and estimated the amount of the associated surcharge to the Rent Board fee to cover the costs of establishing and maintaining the inventory.

In a 2019 Policy Analysis Report, the Budget and Legislative Analyst (BLA) researched and estimated the possible costs of creating and maintaining a rental registry in San Francisco, identifying the costs and benefits associated with implementing a tenancy registration.² The 2019 BLA report focused on the costs of creating and operating a registry of all rent stabilized units in the City to enable more active enforcement of the City's Rent Stabilization Ordinance. The 2019 report also includes estimates of the potential costs of staffing a rental registry and enforcing its requirements. Information from the 2019 report helped inform the cost estimates in this analysis. However, as mentioned above, under the proposed ordinance the Rent Board will not use the information collected to create a rental registry as described in California Civil Code Sections 1947.7 – 1947.8, which establish certain provisions governing allowable rent increases and other matters in regulated rental units related to complying with rental registry requirements that may be inconsistent with San Francisco's Rent Stabilization and Arbitration Ordinance.

While the purpose of the proposed ordinance is different than creating a rental registry, the concept of using an online system to have landlords enter information about their rental units is similar to what cities in California have done and are currently doing as part of their rental registries; hence, these cities provide useful examples of costs that San Francisco might incur in establishing a housing inventory. The 2019 BLA Report identified eight cities in California that have rental registries for rent control or stabilization purposes.³

This current report revisited three cities included in the 2019 BLA analysis - Berkeley, Los Angeles and San Jose - while also contacting and reviewing housing registry costs and staffing in six additional cities: Alameda, El Cerrito, Fresno, Long Beach, Mountain View, and Santa Cruz. These cities' registries all contain data on rental housing but reflect a diversity of uses and approaches. All of the cities except for Santa Cruz have implemented their registries. The City of Santa Cruz does have a rental housing inspection registry used for code enforcement purposes but has also explored developing a broader use registry of all rental housing units that would have the capability to be used for data analysis. The City of Fresno's registry is used for rental housing inspection and not for rent stabilization purposes. Information collected from these cities varies in detail and specificity. We chose a subset of the cities contacted to use as the basis for our cost and staffing estimates depending on the reliability and relevance of the information.

² Budget and Legislative Analyst, Creating a Rental Registry in San Francisco Report Prepared for Supervisor Fewer. April 16, 2019. <https://sfbos.org/sites/default/files/BLA.RentalRegistry.041619.pdf>.

³ The cities included were Berkeley, Beverly Hills, East Palo Alto, Los Angeles, Richmond, San Jose, Santa Monica, and West Hollywood.

Cost Estimates to Implement and Maintain a Housing Inventory

Using information from cities in California that have already developed or are interested in development of a system to collect residential unit data, we developed a range of estimates for initial implementation and ongoing maintenance costs for a rental housing inventory in San Francisco. Costs to develop systems in other cities varied widely, resulting in a wide range for our estimates. Further, cost information from a number of cities contacted was not available or reliable.

Implementation costs would cover the creation of the new database including collection and verification of third party data, collection of new source data when needed, and managing rollout of the new system to its users. As compared to ongoing operations staffing costs, ongoing system maintenance costs would cover updating the application with patches or new features after it is operating, checking for data errors and possible intrusions, checking for hardware faults, and correcting any system malfunctions that arise in daily operations.

Estimated Year 1 System Implementation and Ongoing System Maintenance Costs

Exhibit 2 below provides cost estimates for Year 1 system implementation of a housing inventory and ongoing annual system maintenance costs per housing unit for the cities of Los Angeles and Santa Cruz.⁴ We chose to focus on these two cities because: 1) We received reliable cost information from each; 2) Los Angeles's customized system is at a scale that can be better compared to San Francisco; and, 3) Despite not having implemented its registry yet, the City of Santa Cruz provides an example of using a housing database for multiple purposes, including rental housing inspection, analyzing rent information, and generating reports.

The cost for developing and maintaining an online housing database system, not including ongoing operations staffing, ranged from \$0.71 per housing unit in the City of Los Angeles to \$3.85 per housing unit in Santa Cruz for Year 1 implementation. As mentioned above, implementation covers collecting, assembling, and verifying housing unit data from existing databases, data collection efforts for housing units not captured in existing databases, and implementing the new application's functions such as a portal for online information collecting and updating.

Ongoing annual system maintenance costs per housing unit (again, not including operations staffing) are \$2.10 for the City of Santa Cruz estimate.⁵ Applying this amount to the City of San Francisco's rental housing stock, we derive the Year 1 and subsequent

⁴ The cities of Alameda, Berkeley, El Cerrito, Fresno, Long Beach, Mountain View, and San Jose are not included in this cost estimate portion of the analysis. Alameda and Mountain View are smaller cities that both use the same systems as Los Angeles and Santa Cruz (in the planning stage), but their costs were considered dissimilar to San Francisco due to the economies of scale that can be realized in cities the size of Los Angeles or San Francisco. The City of Berkeley was not included because its costs are much higher per unit, as discussed in the 2019 BLA Report. The City of El Cerrito is not included because of its small size and limited registry. The City of Long Beach did not provide information on costs. San Jose was unable to provide cost estimates for the system itself that did not include staffing. For Fresno we were not able to extract system development costs from staffing and the purpose of their registry is for inspection, which meant much higher costs for staffing and equipment to conduct the inspections.

⁵ Ongoing system costs for the City of Los Angeles are unknown

years' costs as long as the system is in use. As mentioned above, maintenance costs would include updating the application with patches or new features and correcting any system malfunctions that arise in daily operations. The City of Los Angeles did not report ongoing system maintenance costs as they could not be separately accounted for by City staff.

Exhibit 2. Rental Housing Database Implementation and Ongoing System Maintenance Costs per Housing Unit in Other Cities

City	Purpose	Number of Rental Housing Units	System Implementation Costs ⁶	Ongoing Annual System Maintenance Costs ⁷	Total Costs Year 1	Cost Per Housing Unit, Year 1	Ongoing System Maintenance Costs Per Unit (Annual)
Los Angeles	Rent Stabilization	600,000	\$427,000 ⁸	N/A	N/A ⁹	\$0.71	N/A
Santa Cruz ¹⁰	Analysis, Rental Inspection	20,000	\$35,000	\$42,000	\$77,000 ¹¹	\$3.85	\$2.10

Source: City Interviews, Online Registry Information, and 2019 BLA Analysis
Note: Both Los Angeles and Santa Cruz systems costs above reflect use of 3Di's system

A number of factors concerning how the system is designed and the functions it includes will influence costs. Using third-party vendors with pre-designed, out of the box software often offers lower start-up and maintenance costs as compared to custom development of a system. 3Di, a vendor based in Southern California, is a commonly used option by other cities and counties and operates as a cloud-based platform. Their estimated entry-level cost for a housing database for San Francisco is on the lower end for implementation and ongoing system maintenance costs compared to what other cities report spending, even though many of those cities used 3Di to develop their systems in prior years (perhaps before the company developed and priced its software package at its now reportedly lower cost). However, customization and add-on features that provide integration with city payment systems or offer case management will increase any lower initial costs by an amount to be determined by the number and extent of functions a city wants to include.

The system implementation and maintenance cost estimates shown above in Exhibit 2 are from cities currently using or, in the case of the City of Santa Cruz, considering using 3Di as their vendor. While we reached out to other cities that pursued non-3Di options we were not able to get reliable cost estimates for developing and maintaining a system

⁶ Based on 3Di system costs

⁷ Based on 3Di annual subscription/ongoing system costs

⁸ Cost from 2019 BLA Analysis

⁹ Ongoing costs included in the \$427,000 implementation costs

¹⁰ City of Santa Cruz estimates are based on a proposal from 3Di and are not final, approved costs

¹¹ In Santa Cruz, Year 1 Costs were reported as the sum of one-time implementation costs (\$35,000) and system maintenance costs (\$42,000)

using internally developed or other third-party tools. This is a limitation of these estimates. However, while the City of Los Angeles uses 3Di, the company created a customized, proprietary system so their cost structure provides a slightly different point of comparison that is more applicable to potential costs for a custom system.

The basic 3Di package reflected in the Santa Cruz estimates includes support for cleaning, preparing, and uploading housing data to a cloud-based database, a portal for property owners to log-in, review, and correct information, data dashboards, and a set of “genie hours”¹² to provide customized support. Other functions such as a payment portal, case management, and others could be added by 3Di if wanted by the City, though we did not obtain cost information for such additions.

We do not endorse nor recommend a 3Di system but rather present this information as a lower-cost option that other cities and counties in California have utilized and that we recommend be considered by the City if it chooses to create a housing inventory using an out of the box software package instead of a custom-designed system. The company’s competitors such as Salesforce, should also be considered if the City chooses to use a software package.

Applying Estimates to a San Francisco Housing Inventory

According to American Community Survey data from the U.S. Census Bureau there were 393,975 housing units in San Francisco County as of 2018 of which 135,275 were owner-occupied, 224,398 renter-occupied, and 34,302 were reported vacant.¹³ We assume the 224,398 rental units are covered by the Rent Ordinance through rent stabilization or just cause eviction provisions and that 9,120 of the 34,302 vacant units would be classified as rental housing since they are classified by the Census Bureau as either For Rent or Rented but not Occupied. We thus estimate that 233,518 units would be covered in the housing inventory.

Exhibit 3 below applies the higher and lower cost per housing unit estimates for Year 1 system implementation and maintenance (not including operations staffing) to an estimated 233,518 units in San Francisco. Using these estimates, the cost of implementing a housing inventory system could range from \$165,798 to \$899,044 and ongoing annual system maintenance costs could be up to \$490,388 each year thereafter. The City of Los Angeles was not able to provide us with their ongoing system maintenance costs. The 2019 BLA analysis estimated the cost of implementing a database of around \$300,000 based on the experiences of the cities of Berkeley and Los Angeles. This estimate falls within the range presented here. Ongoing operations staffing costs are separately presented and discussed in the next section.

¹² “Genie hours” are a set number of hour that a client can use for any 3Di support or special requests. The standard number of such hours included in 10 per year.

¹³ U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Exhibit 3. Rental Housing Inventory Year 1 System Implementation & Ongoing System Maintenance Cost Estimates for San Francisco (excludes operations staffing)

	Lower Cost Per Unit	Higher Cost Per Unit	Lower Total Cost	Higher Total Cost
System Implementation & Maintenance (Year 1 Costs)	\$0.71	\$3.85	\$165,798	\$899,044
Ongoing Annual System Maintenance Only	— ¹⁴	\$2.10	— ¹⁵	\$490,388

Source: Surveyed Cities' Registry Cost Information

Note: Assumes 233,518 rental housing units would be subject to the program in San Francisco

Ongoing Operations Staffing Cost Estimates

We focused on estimating staffing costs based on information from cities for which we could identify operations staffing for administering their database only but not program-related costs. Operations costs include activities such as public outreach and collecting and maintaining property owner information but not program-specific staffing (e.g., staff processing rent control complaints). Exhibit 4 below provides an overview of the staffing levels for registries in the cities of Alameda and Los Angeles since both of those cities' staffing is most applicable to San Francisco.

¹⁴ This is based on Los Angeles not having an ongoing cost for its annual system maintenance. Hypothetically, there could be no ongoing system maintenance costs if there is no need to cover the cost of an annual subscription or license to a third-party vendor. All ongoing costs could potentially be for staffing only.

¹⁵ See above

Exhibit 4. Ongoing Operations Staffing Levels for City Housing Databases in Two Comparison Cities

City	Number of FTEs	Number of Rental Units	FTEs Per 10,000 Units
Alameda	1.25 ¹⁶	13,389	0.9
Los Angeles	18	600,000	0.3
<i>Median</i>			0.6

Source: City interviews; online database and staffing information

The cities included in Exhibit 5 reflect the two cities for which we have database maintenance-specific staffing information and that provide an example of staffing at scale for a larger city like Los Angeles.

The median number of FTEs per 10,000 housing units across these two cities is 0.6. When applied to the estimated 233,518 covered units in San Francisco this would equal a staff of approximately 14 FTEs. However, given that the scale of the inventory being considered for San Francisco is significantly larger than that of the City of Alameda, we concluded that San Francisco’s may require fewer staff, so we also used the staffing level of 0.3 FTEs per 10,000 units reported by the City of Los Angeles, which takes into consideration that city’s economies of scale. When the City of Los Angeles staffing ratio is applied to San Francisco this equates to a staffing level of approximately 7 FTEs.

The 2019 BLA Report estimated that staffing would be approximately two-thirds clerical/administrative and one-third analytical and managerial positions based on the cities profiled in the analysis. This roughly applies to the cities discussed here; however, it will be important to also include at least one Information Systems Administrator position who could help develop and maintain the database system used for the inventory if a third-party vendor is used. Or, if an internally developed system is pursued, more technical information system designers and developers may be required, and costs would increase.

Exhibit 5 below shows the estimated annual operational staffing costs for 14 FTEs of \$2,349,876 and for 7 FTEs at an annual cost of \$1,210,577. Appendix I details the cost per position and estimations of positions hired. These staffing estimates provide initial guidance for how large a staff a San Francisco rental housing inventory might require. These estimates assume fixed staffing costs between Year 1 and future years. Staffing may need to be ramped up if more intensive community outreach and assistance is needed, particularly in the first year.

¹⁶ Based on 0.5 FTE Analyst for maintaining the database and 0.75 FTE Program Assistant helping respond to registration related inquiries.

Exhibit 5. Estimated San Francisco Rental Housing Inventory Ongoing Staffing Costs

Model	Ratio per 10,000 Units	Estimated FTEs for SF's 233,518 Units	Staffing Costs
Alameda & Los Angeles Database Maintenance Operations Staffing Only	0.6	14.0	\$2,349,876
Los Angeles Database Maintenance Operations Staffing Only	0.3	7.0	\$1,210,577

Source: Estimates based on city interviews, BLA 2019 Analysis

The staffing estimates do not account for the variety of covered units in the cities interviewed and level of outreach involved in informing owners about the inventory. For example, a city with many smaller property owners that have units in smaller buildings (i.e., single family homes, duplexes, and buildings with fewer than four units) may be more challenging to get information from and submitted into the inventory compared to larger buildings with many units and more formal property management and business structures. This may affect outreach staffing needs and overall costs. In addition, these staffing estimates do not account for potential spillover costs. For example, having owners submit the information to the housing inventory may also lead to increases in owners filing petitions for passthroughs to increase rent or tenants filing petitions, which could increase the Rent Board's workload related to processing these other types of filings.

Total Cost Estimates

Combining system implementation and maintenance costs with operations staffing costs provides a range of estimates for both Year 1 implementation and ongoing costs. Using the lowest and highest cost estimates, Exhibit 6 below shows that Year 1 staffing and system development costs could range from approximately \$1.4 to \$3.3 million and ongoing staffing and system costs could range from \$1.2 to \$2.8 million. This assumes fixed staffing costs for Year 1 and ongoing.

Exhibit 6. Estimated System and Staffing Costs for a Housing Inventory, Year 1 and Ongoing

	<u>Year 1 Costs</u>	<u>Ongoing Annual Costs</u>
INVENTORY SYSTEM IMPLEMENTATION AND MAINTENANCE		
Low	\$165,798	—
High	\$899,044	\$490,388
OPERATIONS STAFFING		
Low	\$1,210,577	\$1,210,577
High	\$2,349,876	\$2,349,876
TOTAL		
Low	\$1,376,375	\$1,210,577
High	\$3,248,920	\$2,840,264

Financing the Housing Inventory

Estimating the Rental Housing Inventory Surcharge

As detailed in the proposed ordinance, there will be a surcharge added to the existing Rent Stabilization and Arbitration fee based on the costs of operating the registry divided by the number of covered units, which we assume to be 233,518. Exhibit 7 below details the range of fees based on total cost estimates for the highest and lowest cost options for a Citywide rental housing inventory in San Francisco and the corresponding surcharge. Based on the costs presented below, the surcharge could range from \$5.89 to \$13.91 per unit for Year 1 with an ongoing annual surcharge ranging \$5.18 to \$12.16.

Exhibit 7. Annual Housing Inventory Surcharge Estimates, Year 1 and Ongoing, assuming 233,518 rental housing units

	Lowest	Highest
Year 1 Total Cost	\$1,376,375	\$3,248,920
Year 1 Fee Per Unit	\$5.89	\$13.91
Ongoing Total Cost	\$1,210,577	\$2,840,264
Ongoing Fee Per Unit	\$5.18	\$12.16

Source: Based on estimates presented in the analysis

Conclusion

The Budget and Legislative Analyst built off its 2019 Policy Analysis report on city rental registries to consider the implementation process and potential costs San Francisco might undertake to create a housing inventory of all residential rental units covered by the Rent Ordinance. By interviewing nine cities that implemented or are considering implementing rental housing databases either for rent stabilization/control, research and planning, or rental housing inspection purposes, we found a wide range of estimates for what a housing database system might cost to implement and for ongoing operations. Year 1 implementation and staffing cost estimates ranged from approximately \$1.4 million at the lower end to \$3.3 million at the higher end. Ongoing system and staffing cost estimates ranged from \$1.2 million at the lower end to \$2.8 million at the higher end. Lower system implementation and maintenance costs (excluding ongoing operations staffing) may be possible if the City chooses to solicit competitive bids for an out-of-the-box software package with limited functionality rather than a custom-designed or high functionality system.

This range of costs makes a number of estimates and assumptions about the simplicity of the system, its functions, and overall staffing needs. Decisions made with regards to these elements will influence overall costs and could result in higher or lower estimates. A surcharge to cover the operations of the housing inventory could be as low as approximately \$5 per unit and as high as approximately \$14 per unit.

Appendix I: San Francisco Staffing Estimate Details

These staffing estimates provide greater detail to the estimates outlined in Exhibit 7. These salary costs are based on Budget Year 2019-20 salaries and benefits.

Classification	Annual Salary and Benefits	14 FTEs	Costs for 14 FTEs	7 FTEs	Costs for 7 FTEs
1024 IS Administrator-Supervisor	\$188,159	1	\$188,159	0.5	\$94,080
1023 IS Administrator III	\$175,976	1	\$175,976	1	\$175,976
1827 Administrative Services Manager	\$171,182	1	\$171,182	0.5	\$85,591
1822 Admin Analyst	\$147,058	1	\$147,058	1	\$147,058
1823 sr. admin analyst	\$169,605	1	\$169,605	0	\$0
Subtotal mgt./analyst staff		5	\$851,979	3	\$502,704
1404 Clerk	\$96,407	3	\$289,220	1	\$96,407
1406 Senior Clerk	\$99,526	2	\$199,053	1	\$99,526
1408 Principal Clerk	\$126,692	2	\$253,384	1	\$126,692
1410 Chief Clerk	\$143,132	2	\$286,264	1	\$143,132
Subtotal admin. staff		9	\$1,027,921	4	\$465,757
Total Salaries and Benefits			\$1,879,901		\$968,461
Estimated Materials and Supplies @25%			\$469,975		\$242,115
Total		14	\$2,349,876	7	\$1,210,577

Source: BPMS FTE Cost Report FY 2019-20

BOARD of SUPERVISORS



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NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO BUDGET AND FINANCE COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Budget and Finance Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: November 18, 2020

Time: 10:00 a.m.

Location: REMOTE MEETING VIA VIDEOCONFERENCE

Watch: www.sfgovtv.org

Watch: SF Cable Channel 26, 78 or 99 (*depending on your provider*)
once the meeting starts, the telephone number and Meeting ID will be displayed on the screen.

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: **File No. 201262.** Ordinance amending the Administrative Code to require owners of residential dwelling units to report certain information to the Rent Board; to authorize the Rent Board to issue a license to owners who report the information; to require that an owner have a license to impose certain types of rent increases; and to impose a surcharge on top of the existing Rent Board fee to cover the Rent Board's associated costs.

If the legislation passes, there shall be an additional surcharge on residential units subject to the Residential Rent Stabilization and Arbitration fee, to pay for the Rent Board's administrative costs to create and maintain the housing inventory as required by Administrative Code, Section 37.15. The Controller shall calculate the surcharge in the same manner as the fee in Administrative Code, Section 37A.2(d). The Controller shall publish the initial amount of the surcharge no later than 30 days after the effective date of the proposed legislation and the surcharge shall become effective 60 days thereafter. The surcharge shall be collected in the same manner as the fee, and landlords may seek recovery of 50% of the surcharge from tenants in occupancy in the same manner as they may seek recovery from tenants in occupancy with respect to the fee.

On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment due to the Coronavirus -19 pandemic. Therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

PUBLIC COMMENT CALL-IN

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VISIT: <https://sfbos.org/remote-meeting-call>

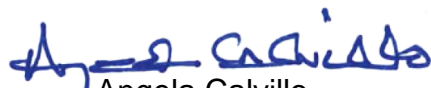
Please visit the Board's website (<https://sfbos.org/city-board-response-covid-19>) regularly to be updated on the City's response to COVID-19 and how the legislative process may be impacted.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, November 13, 2020.

For any questions about this hearing, please contact Linda Wong, the Clerk of the Budget and Finance Committee:

Linda Wong (Linda.Wong@sfgov.org) ~ (415) 554-7719)

Please Note: *The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.*



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

lw:ams

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COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

LW - File No. 201262 - Housing Inventory Fee Ad

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

11/08/2020 , 11/13/2020

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$1073.25
Total	\$1073.25

EXM# 3414922

NOTICE OF PUBLIC HEARING BUDGET AND FINANCE COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS, NOVEMBER 13, 2020 - 10:00 AM REMOTE MEETING VIA VIDEOCONFERENCE WATCH: www.sfgovtv.org WATCH: SF Cable Channel 26, 78 or 99 (depending on your provider) once the meeting starts, the telephone number and Meeting ID will be displayed on the screen. PUBLIC COMMENT CALL-IN: <https://sfbos.org/remotemeeting-call>

NOTICE IS HEREBY GIVEN THAT the Budget and Finance Committee will hold a public hearing and consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 201262. Ordinance, amending the Administrative Code to require owners of residential dwelling units to report certain information to the Rent Board; to authorize the Rent Board to issue a license to owners who report the information; to require that an owner have a license to impose certain types of rent increases; and to impose a surcharge on top of the existing Rent Board fee to cover the Rent Board's associated costs. If the legislation passes, there shall be an additional surcharge on residential units subject to the Residential Rent Stabilization and Arbitration fee, to pay for the Rent Board's administrative costs to create and maintain the housing inventory as required by Administrative Code, Section 37.15. The Controller shall calculate the surcharge in the same manner as the fee in Administrative Code, Section 37A.2(d). The Controller shall publish the initial amount of the surcharge no later than 30 days after the effective date of the proposed legislation and the surcharge shall become effective 60 days thereafter. The surcharge shall be collected in the same manner as the fee and landlords may seek recovery of 50% of the surcharge from tenants in occupancy in the same manner as they may seek recovery from tenants in occupancy with respect to the fee. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to

convene remotely and allow for remote public comment due to the Coronavirus -19 pandemic. Therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand. Public Comment Call-In WATCH: SF Cable Channel 26, 78 or 99 (depending on your provider), once the meeting starts, and the telephone number and access code will be displayed on the screen; or VISIT: <https://sfbos.org/remotemeeting-call> Please visit the Board's website (<https://sfbos.org/city-board-response-covid-19>) regularly to be updated on the City's response to COVID-19 and how the legislative process may be impacted. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-irc>). Agenda information relating to this matter will be available for public review on Friday, November 13, 2020. For any questions about this hearing, please contact Linda Wong, the Clerk of the Budget and Finance Committee: Linda Wong (Linda.Wong@sfgov.org) (415) 554-7719. Please Note: The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email. Angela Calvillo Clerk of the Board of Supervisors City and County of San Francisco



* A 0 0 0 0 0 5 5 5 9 9 6 6 *

From: [BOS Legislation, \(BOS\)](#)
To: [Smeallie, Kyle \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Cc: [Preston, Dean \(BOS\)](#); [Fregosi, Ian \(BOS\)](#)
Subject: RE: Please add Supervisor Preston as co-sponsor to File No. 201262
Date: Monday, November 9, 2020 10:59:25 AM
Attachments: [image001.png](#)

Thank you Kyle. Looping in Budget and Finance clerk, Linda Wong, for processing, as this is currently in committee now.

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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From: Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>
Sent: Monday, November 9, 2020 10:56 AM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Preston, Dean (BOS) <dean.preston@sfgov.org>; Fregosi, Ian (BOS) <ian.fregosi@sfgov.org>
Subject: Please add Supervisor Preston as co-sponsor to File No. 201262

Good morning,

Please add Supervisor Preston as co-sponsor to File No 201262 [Administrative Code - Housing Inventory].

Copying Ian from Sup. Fewer's office so they're in the loop.

Thanks!

Kyle

Kyle Smeallie

Legislative Aide

District 5 Supervisor Dean Preston

From: [Gee, Natalie \(BOS\)](#)
To: [Wong, Linda \(BOS\)](#)
Cc: [Fregosi, Ian \(BOS\)](#)
Subject: Please add Sup. Walton to 201262
Date: Monday, November 9, 2020 8:01:23 AM

Good morning Linda,

Please add Supervisor Walton as a co-sponsor to File No. 201262 [Administrative Code – Housing Inventory].

Thank you,
Natalie

Natalie Gee 朱凱勤, Chief of Staff
Office of District 10 **Supervisor Shamann Walton**
1 Dr. Carlton B. Goodlett Pl, San Francisco | Room 282
Direct: 415.554.7672 | **Office:** 415.554.7670

*I am working from home due to the **COVID-19 Stay Safer At Home order** and will be most responsive by email.*

From: [Fregosi, Ian \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#); [Low, Jen \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Cc: [Yee, Norman \(BOS\)](#)
Subject: Re: Co-Sponsorship of File No. 201262 - Administrative Code - Housing Inventory
Date: Wednesday, November 11, 2020 11:37:35 AM
Attachments: [image001.png](#)

Thank you Jen, President Yee and Clerk's office!!

Ian Fregosi 范義仁
Legislative Aide
Office of Supervisor Sandra Lee Fewer
San Francisco Board of Supervisors | District 1
P: 415-554-7412

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Tuesday, November 10, 2020 10:18:48 PM
To: Low, Jen (BOS) <jen.low@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>
Cc: Yee, Norman (BOS) <norman.yee@sfgov.org>; Fregosi, Ian (BOS) <ian.fregosi@sfgov.org>
Subject: RE: Co-Sponsorship of File No. 201262 - Administrative Code - Housing Inventory

Looping in Budget and Finance clerk, Linda Wong for processing. Thank you.

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

From: Low, Jen (BOS) <jen.low@sfgov.org>
Sent: Tuesday, November 10, 2020 10:15 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Yee, Norman (BOS) <norman.yee@sfgov.org>; Fregosi, Ian (BOS) <ian.fregosi@sfgov.org>
Subject: Co-Sponsorship of File No. 201262 - Administrative Code - Housing Inventory

Dear Clerk Staff,

Please add Supervisor Yee as a co-sponsor for **File No. 201262 - Administrative Code - Housing Inventory**.

Thank you,

Jen

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor inquiries"
- 5. City Attorney Request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor:

For Clerk's Use Only

COST ESTIMATES FOR DEVELOPING A COMPREHENSIVE CITY RENTAL HOUSING INVENTORY

Policy Analysis Report to Supervisor Sandra Lee Fewer

Presentation to:

BUDGET AND FINANCE COMMITTEE

BOARD OF SUPERVISORS

CITY AND COUNTY OF SAN FRANCISCO

November 18, 2020

Proposed ordinance

- Not a rental registry as defined in State law; City Rent Ordinance procedures and regulations remain in effect.
- Landlords would be required to provide certain data to the Rent Board; in exchange, they would receive a license allowing them to impose allowable annual and/or banked rent increases.
- Costs of implementation would be covered by a surcharge on existing annual Rent Board fee.
- Estimate: 233,518 rental housing units covered.

Information to be collected for housing inventory

- Mailing address, name and business contact information of the owner or property manager.
- Business registration number for the unit, if applicable.
- Approximate square footage, number of bedrooms and bathrooms in the unit.
- If the unit is vacant or occupied (if vacant: last date of occupancy; if occupied, the date the occupancy commenced).
- The base rent for tenant-occupied units; whether base rent includes utilities.
- If during the previous 12 months an occupied unit became vacant or a vacant unit became occupied, the owner will be asked to include the date(s) the unit became vacant or occupied.
- Any other information that the Rent Board deems appropriate in order to achieve the purposes of the inventory as laid out in Chapter 37.

Proposed uses of collected data

Rent Board will use this information to maintain a rental housing inventory for the purposes of:

- Inspecting and investigating the level of housing services provided, Investigating and analyzing rents and vacancies,
- Monitoring compliance with the Rent Ordinance,
- Generating reports and surveys; and
- providing assistance to landlords, tenants, and other City departments as needed.

Surveying processes and costs in other cities

Surveyed cities with housing registries in California to identify their process for creating and maintaining databases.

1. Alameda*
2. Berkeley
3. El Cerrito
4. Fresno
5. Long Beach
6. Los Angeles*
7. Mountain View
8. San Jose
9. Santa Cruz*

* Costs applied to SF

Data sources used by other cities in creating inventories

City	Initial Data Sources
Alameda	<ul style="list-style-type: none">• Business License Database
Fresno	<ul style="list-style-type: none">• County Assessor's Office Data• Deed Review of Property & Owners' Addressees• Business Tax License (Required for residential lessors of 6+ properties)
Los Angeles	<ul style="list-style-type: none">• Database of Rent Stabilized Ordinance-Covered Properties
Mountain View	<ul style="list-style-type: none">• Multifamily Inspection Program• Manual Comparison with County Assessor's Data

Estimated Year 1 and ongoing costs

Estimated System and Staffing Costs for a Rental Housing Inventory, Year 1 and Ongoing

	<u>YEAR 1 COSTS</u>	<u>ONGOING ANNUAL COSTS</u>
INVENTORY SYSTEM IMPLEMENTATION AND MAINTENANCE		
Low	\$165,798	—
High	\$899,044	\$490,388
OPERATIONS STAFFING		
Low	\$1,210,577	\$1,210,577
High	\$2,349,876	\$2,349,876
TOTAL		
Low	\$1,376,375	\$1,210,577
High	\$3,248,920	\$2,840,264

Estimated fees to cover costs

Annual Housing Inventory Surcharge Estimates, Year 1 and Ongoing, assuming 233,518 rental housing units

	Lowest	Highest
Year 1 Total Cost	\$1,376,375	\$3,248,920
Year 1 Fee Per Unit	\$5.89	\$13.91
Ongoing Total Cost	\$1,210,577	\$2,840,264
Ongoing Fee Per Unit	\$5.18	\$12.16

Questions and comments

COST ESTIMATES FOR DEVELOPING A COMPREHENSIVE CITY RENTAL HOUSING INVENTORY

Policy Analysis Report to Supervisor Sandra Lee Fewer

Presentation to:

BUDGET AND FINANCE COMMITTEE

BOARD OF SUPERVISORS

CITY AND COUNTY OF SAN FRANCISCO

November 18, 2020

Project staff:

Emily Firgens emily.firgens@sfgov.org

Fred Brousseau fred.Brousseau@sfgov.org

From: [Board of Supervisors, \(BOS\)](#)
To: [Wong, Linda \(BOS\)](#)
Subject: FW: Oppose Housing Inventory Legislation
Date: Tuesday, December 1, 2020 10:06:33 AM

From: J Y <jennifer.yan@gmail.com>
Sent: Tuesday, December 1, 2020 3:17 AM
To: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Subject: Oppose Housing Inventory Legislation

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors.

I understand the Board of Supervisors are going to vote on the Housing Inventory Legislation this week, and I am writing to express my concern as well as urge you to oppose this proposed legislation.

While I understand the intention is to understand the housing situation in the city in order to address the lack of affordable housing units, I think there are other ways, such as conducting a survey to get to this information, and/or supplement the data that Rent Board already has or take a more focused approach like taking over small buildings to house the unhoused.

I urge you to oppose this legislation, primarily because of 3 reasons:

1. There are many housing providers, who are simply 1-2 unit owners, who are already suffering from vacancy, significant drop in rent or tenants not being able to pay. There are many in the Asian American community. I read posts from the Chinese American community daily about these issues. With additional licensing, etc. This will inevitably force small owners to sell and reduce rental supply, not to mention, many of the small landlords counting on the rental income already suffer from Covid impact on small businesses.
2. There are privacy concerns of both small housing providers/individuals, as well as many renters, some of whom are undocumented immigrants, who may not want to share such data.

3. This also creates additional staffing when in fact, SF city faces a huge budget deficit already. Why implement a rental survey that does not do any immediate good? Can the funds be used for mentally ill immediately or do something tangible like taking over small buildings selectively like District 5 Supervisor Candidate Vallie Brown once advocated to house the unhoused? I think it is better to be hands-on to solve the problem then collecting data and analysis, while little is being done tangibly.

Thank you for your attention. I urge you to oppose this proposed legislation

Best

Jennifer Yan

From: [Board of Supervisors, \(BOS\)](#)
To: [Wong, Linda \(BOS\)](#)
Subject: FW: Oppose the "Housing Inventory Legislation"
Date: Tuesday, December 1, 2020 10:06:03 AM

From: Marie Hurabiell <mhurabie@yahoo.com>
Sent: Tuesday, December 1, 2020 1:32 AM
To: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Subject: Oppose the "Housing Inventory Legislation"

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

RE: Housing Inventory Legislation

Dear Supervisors,

I hope everyone had a lovely Thanksgiving.

As someone who is NOT a landlord, I do not have a horse in this race . . . I am merely a citizen who cares deeply about democracy and needs to speak out when I see my government behaving in a dangerous way toward it's citizens.

I'm so sorry to say, but the "Housing Inventory Legislation" currently before the BOS seems rather anti-democratic and has the appearance of a power-grab by government against the governed, which I'm sure no one intended. Perhaps this needs a little re-drafting . . . or scrapping altogether.

The rationale that the Board has voiced doesn't justify adding another costly bureaucracy to SF government.

All the claimed "needs" are already met though other means. Why add a significant cost when not needed? Now, there may be reasons you have not voiced - and that should be concerning to anyone who cares about democracy and good governance. Please do share any other justification that would support this action.

In addition to all other privacy concerns, addressing just the "rationale" you have explicitly stated:

1) The rent board already knows all the units...they are assessing the fee. They have the unit count, parcel/block/lot and if the homeowner is exempt plus they know which units are used for Short Term Rental given that they need a Short Term Rental Permit (Office of Short Term Rental) inside Planning Department.

2) Given the above, what is Rent Board doing with the information, can't that be shared? Why isn't it sufficient?

- Why ever would we want to make government less efficient by doing the same thing twice?

3) Please justify the cost of this new license and the existing fee?

4) Are you aware that many renters do not want this legislation? Renters who understand the proposal do not want their friends, neighbors, employers, employees, dates, etc... to be able to look up their rent (it will not list their names, but not hard to figure out when you know the address...).

5) If you care about the shortage of housing in SF, you would obviously not pass this legislation - as it is likely to decrease rental units. Despite the prevailing sentiment that all housing in SF is owned by massive corporations, you all must know that the majority of units in the city are owned by small landlords. Small landlords don't generally use property companies and don't necessarily want their information made public.

6) I must ask, are you telling the public everything? Will this be used for any other purpose in the future?

- If not, it should be explicitly stated and any other use should be specifically prohibited in the text of the legislation.
- If it might be used for other purposes in the future that information should be shared with the public and those uses should be clearly stated.

Because your stated aims are already met through other means one has to wonder why you are proposing a multi-million dollar program to do this again. It is highly concerning ... with shades of severe governmental interference where it doesn't belong.

If you aren't satisfied with currently available information you could always send out an annual survey - less expensive and without the unwelcome sense of pitting government against the people.

I urge you to oppose this proposed legislation.

Marie Hurabiell

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors; Wong, Linda \(BOS\)](#)
Subject: FW: File #201262
Date: Tuesday, December 1, 2020 9:58:28 AM

From: Alex Varum <alexvarum@gmail.com>
Sent: Tuesday, December 1, 2020 9:40 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: File #201262

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I speak for many when I say that I and my friends and family are completely against this fly by night proposition, totally unneeded especially at this time.

Please vote no!

Alex Varum
alexvarum@gmail.com
(415) 609-0914

From: [Board of Supervisors, \(BOS\)](#)
To: [Wong, Linda \(BOS\)](#)
Subject: FW: Opose 12. 201262 [Administrative Code - Housing Inventory]
Date: Tuesday, December 1, 2020 9:42:10 AM

From: Erika Kim <e_kimch@yahoo.com>
Sent: Tuesday, December 1, 2020 9:28 AM
To: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Subject: Opose 12. 201262 [Administrative Code - Housing Inventory]

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mayor Breed, Supervisor Fewer, and the entire SF Board of Supervisors,

I hope you are well and healthy. First of all, I want to thank you for all the work that you are doing during this difficult time.

I became aware of your proposal to require licensing for all San Francisco landlords. Although I am not a landlord in San Francisco, I feel that this proposal invades the privacy of landlords and tenants. Most landlords in San Francisco own small property on which they are also residents of the property. Below are my concerns:

1. The Rent board already has a database of all the units. They have the unit count, parcel/block/lot, and if homeowner exempt plus they know which ones are used for Short Term Rental giving that they need a Short Term Rental Permit (Office of Short Term Rental) inside Planning Dept.
2. Given the above, what is Rent Board doing with the information - Why isn't it sufficient?
3. Justify the cost of this new license and the existing fee....all of this has to be cost recovery and not make a profit.
4. How is it appropriate to investigate a legal action (rent increase or reduction)?
5. This proposal may decrease rental units because small landlords don't use property companies and don't necessarily want their information public.

My biggest concern is the financial effects for the middle class in San Francisco, we are the backbone of society and San Francisco will become (already has) great for the very rich and the very poor. Also, very wealthy people from other countries, for example, China, the Middle East, and Latin America will be buying real estate in San Francisco paying cash. We don't want our city to be owned by foreign wealthy people.

Please reconsider this proposal and vote no.

Thank you for your time.

Best,

Erika McNamara
San Francisco Resident.



San Francisco Renters Alliance

November 30, 2020

Supervisor Sandra Lee Fewer
Cc: San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Dear Supervisor Fewer,

The San Francisco Renters Alliance wishes to express its support of the proposed Housing Inventory ordinance (File No. 201262). While San Francisco boasts strong rent control and tenant protection laws, more transparency and accountability is needed from the city's landlords. We agree that the City should have a full picture of the rental market, and landlords should be providing that information if they want to be able to increase their rents.

San Francisco renters are vulnerable to predatory behavior by landlords of all sizes. We must start holding them accountable, and this bill is a big step in the right direction, especially in the case of corporate landlords. The Housing Inventory will tighten up compliance by corporate entities who are subject to corporate rental laws that can be difficult to enforce.

We believe this bill will benefit all San Francisco renters, creating security in the short-term, and hopefully a more affordable housing market in the long-term. We urge the Board of Supervisors to pass this legislation.

The San Francisco Renters Alliance (SFRA) is a grassroots group of renters, for renters, that advocates for the interests of both existing and prospective renters in San Francisco. We amplify the political voice of renters at all income levels and from all backgrounds to know which elected officials advocate for policies that align with their interests, what programs are available to support them as individuals and family units, and recommendations on how to become engaged civically.

Sincerely,
San Francisco Renters Alliance

From: [Victoria K](#)
To: [Mandelman, Rafael \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Cc: [Victoria K](#)
Subject: "VOTE NO!!! No on #201262- No Housing Inventory"
Date: Tuesday, November 17, 2020 10:54:22 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Budget Chairpersons and all Supervisors in the City of San Francisco,

Please, do not pass this Rent Registry/ Housing inventory Ordinance. "No on #201262- No Housing Inventory"

I am not sure if you have heard, but we landlords are being hit hard and from every direction, by our elected officials.

We provide housing in the city of San Francisco, we are good landlords who follow the laws, and take care of our properties and tenants. We have taxes and debt on our properties that we need to pay, to keep the roof over the heads of our Tenants. Yet the Government and powers that be, continue to disincentivize us small family landlords.

Have you noticed, the Smaller Landlords are selling properties by the droves??!!? It has become much too difficult, costly, and one sided on the part of tenants, to even operate as a provider of housing in this city. And once those old school landlords sell out, what happens? Large Investors, with overhead, and attorneys on staff, purchase these properties for their portfolios and they could care less about the tenants within. They will get them out, to fulfill their investment proforma. They will be prepared to deal with all of the ridiculous San Francisco Red Tape and interference with the Landlords.

Landlords are hemorrhaging, we cannot continue to pay mortgages, taxes, increased water costs, everyone is home, working from home 24/7, that increases our costs, yet the powers that be, are tell tenants not to pay rent and suggesting rent strikes.

Now The City's Elected Officials, want to further tie our hands by promoting even more controls and handcuffing the very people, you as the Elected Governing Agency, NEED, to stay in this city, to provide the services they do! Please, for the love of all good, please stop driving us out. Let us run our businesses, the business of providing housing for the good people of San Francisco's, we follow the rules and laws, that is plenty. No need to further burden us, financially, and with paperwork for someone's idea of control and

penalization. Work with us, not against us.

Please, do not pass this Rent Registry/ Housing inventory Ordinance. "No on #201262- No Housing Inventory

Please stop penalizing us for doing the right thing, there isn't more to be had, we can barely pay our bills right now.

People are Moving OUT of San Francisco. This does not help that.

Respectfully,

The Kardum Family, Small Landlord, Housing Provider in San Francisco.

From: [J.J. Panzer](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 10:51:27 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Wong,

I am a professional property manager in San Francisco and I'm writing to express my displeasure and frustration with Supervisor Fewer's proposed Housing Registry proposal which has been fast-tracked without the benefit of the customary 30 days hold rule to allow for all involved to discuss and negotiate over the content of the legislation. Supervisor Fewer and Supervisor Yee are advancing a massive proposal without consulting with landlord or tenant groups and this is a mistake. This proposal increases costs dramatically, reassigns the functions of a major City department (the Rent Board) and is a gross invasion of privacy.

This proposal has been advanced without any discussion with City departments about how the fees charged to landlords and shared by tenants will need to be increased to compensate for the dramatically increased workload it entails. Leaving this critical detail to be calculated and published 30 DAYS BEFORE THE ORDINANCE GOES INTO EFFECT is reckless and irresponsible. The landlord and tenant communities should know this fee BEFORE the ordinance is passed so we can understand its impact before agreeing to support or oppose the ordinance.

The SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

This proposal is a horrible invasion of landlords' and tenants' privacy. Tenants don't want their rental rates to be publicly available or searchable. Having "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

I urge you to take this proposal back to the drawing board and allow the landlord and tenant communities to participate in the conversation before it is considered again.

Sincerely,
J.J.

J.J. Panzer, CCRM
President, Broker
DRE #01405151



Real Management Company
1234 Castro Street
San Francisco, CA [94114-3232](tel:4152308888)

Direct/Text: [\(415\) 230-8888](tel:4152308888)
Office: [\(415\) 821-3167](tel:4158213167)
www.RMCsf.com

From: [Board of Supervisors. \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: For All Supervisors re: Support for SF Housing Inventory
Date: Tuesday, November 17, 2020 10:38:08 AM

From: lgpetty@juno.com <lgpetty@juno.com>
Sent: Monday, November 16, 2020 10:11 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: For All Supervisors re: Support for SF Housing Inventory

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor,
Re: Support for a San Francisco Housing Inventory --Proposed Ordinance 201262

I'm writing to support creation of a San Francisco Housing Inventory.
Thank you to Supervisor Fewer for introducing this much-needed legislation.
And thank you to the 7 additional co-sponsors for signing on: Supervisors Peskin, Ronen, Haney, Mar, Walton, Preston & Yee.

I greatly urge Supervisors Mandelman, Safai, & Stefani to add their endorsements to make it unanimous.

For many decades the Rent Board, charged with administering the SF Rent Ordinance, has not had an inventory of San Francisco's rental units. As an advocate for Seniors and people with disabilities, I've experienced this to be a huge handicap for the Rent Board, and also for the Board of Supervisors and various city departments.

If you enable this new resource database, the Rent Board will be much better able to do their administrative work, and they'll be able to generate valuable information reports on a close-to-real-time basis (annually). These reports would be in generic form-- purely statistical-- thus protecting the privacy of both landlords and tenants.

Trends could be revealed by the collection and tabulation of substantial factual data, in an unbiased, and neutral form. This would enable the Board of Supervisors and the Public to address problems of displacement, affordability and habitability long before they reach the level of crisis.

The concept is not new...other California cities have established such helpful inventories. And this data has become absolutely essential in recent years in preventing displacement, especially

by demolition from construction projects newly allowed under State Legislation. These new laws specify only one line of defense: cases where existing and previous tenant occupancies (and evictions) can be documented by city departments. So, readily-accessible knowledge of rental unit histories has become even more critical to applying fairness, equity and justice in rental housing.

Please pass this vital legislation.

Thank you.

Lorraine Petty

Senior and longtime district 5 tenants rights and affordable housing advocate

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- [Trump Turns on GOP Governor Who Acknowledged Biden Win](#)
- [Moderna's Vaccine May Have Key Edge Over Pfizer's](#)

From: lilyflower@earthlink.net
To: [Wong, Linda \(BOS\)](#)
Subject: NO ON 201262 - HOUSING INVENTORY
Date: Tuesday, November 17, 2020 10:24:12 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors,

Re above topic, I as an owner-occupied landlord strenuously object to this ordinance for the following reasons:

1. chips away at landlord rights to decide whom to rent to
2. invasion of privacy of both landlords and tenants re publishing rents & other personal info
3. adds additional fees to support ordinance which does nothing to protect landlords/tenants
4. this is the worst time to impose additional unknown fee amounts during this pandemic. Landlords are facing more vacancies in addition to maintaining mortgage & property tax payments. There is no ordinance to help landlords with mortgage payments who are close to foreclosure.
5. How about reducing property taxes by 20% which reflects the rental market drop temporarily until economy improves? This would lessen the stress on landlords and in turn make it easier to accept lower rents from covid affected tenants.

Sincerely,
Iva L.

From: [Kathleen Enright Salvia](#)
To: [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); shaman.walton@sfgov.org; [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: NO ON #201262 - NO HOUSING INVENTORY
Date: Tuesday, November 17, 2020 10:21:55 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear District 2 Supervisor Stefani; Budget & Finance Committee Members Supervisor Fewer, Walton, Mandelman; and Budget & Finance Committee Clerk Wong:

I write to you as the owner of a family-owned 12 unit apartment building, located at 2935 Van Ness Avenue. This building has been in my family since it was built, in 1926. We are just one family out of the hundreds, if not thousands, of small landlords in San Francisco who will be negatively impacted by #201262. . I am requesting that you VOTE NO on the above Housing Inventory Ordinance, for the following reasons:

1. The ordinance appears to have been proposed in order to provide a supporting infrastructure for Proposition 21, which was defeated. This issue should therefore be moot.
2. <!--[endif]-->Our building is already under Rent Control, the system works, and we are in full compliance at all times. You don't need to fix what isn't broken.
3. <!--[endif]-->The additional bureaucracy will provide undue stress on the SF Rent Board itself.
4. <!--[endif]-->Much of the information that would be required is already on file with a number of City agencies, including the SF Rent Board, the Department of Building Inspection, The Department of Public Health, the Assessor, the Tax Collector, and the SF Fire Department.
5. <!--[endif]-->I fail to see how asking tenants and landlords to pay an additional fee to cover the cost of this Ordinance is going to help reduce rents, make housing more affordable, or provide additional units.
6. <!--[endif]-->You are being asked to pass an Ordinance that does not even specify what the actual cost will be to tenants and landlords; approving legislation with an unknown cost strikes me as a pretty serious abandonment of common sense, let alone of your fiduciary responsibility.
7. <!--[endif]-->This is not the time to be imposing additional costs on your constituents. We are experiencing an unprecedented 30% vacancy rate in our building. The building next door also has 4 empty apartments. We are lowering rents for some of our tenants on our own and the market is seeking its own level. In addition, many of us have just finished paying for a retrofit. Times are tough enough. Please don't add to the pressure.

I offer the following possible amendments and alternatives:

- <!--[if !supportLists]-->1. <!--[endif]-->All buildings already under SF Rent Board Control be exempted.
- <!--[if !supportLists]-->2. <!--[endif]-->All buildings under the existing State of California Rent Control be exempted.
- <!--[if !supportLists]-->3. <!--[endif]-->Get your City Departments to talk to each other and share data if you are seeking a complete inventory.
4. If you really want an inventory, a study, as opposed to legislation, may prove to be less burdensome for everyone.

Thank you for taking the time to consider my thoughts.

Kathleen Enright Salvia
on behalf of the Enright Family Owners of
2935 Van Ness Avenue
San Francisco, CA 94109
ksalvia@comcast.net
415.606.9697

Mailing Address:
300 San Bruno Avenue
Brisbane, CA 94005

From: [Royee Chen](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 10:16:33 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Wow, is this an invasion of privacy, or what?! Does the federal government maintain a salary inventory that exposes everyone's salary to the public? No! So why do we need a rent registry?!

San Francisco has enough inane housing legislation, without adding another to the mix.

NO on a rent registry!

From: [Gil Dowd](#)
To: [Wong, Linda \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: NO ON #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 9:58:40 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda and Aaron,

I am a property manager and building owner in San Francisco.

Please share my feelings with the Budget and Finance Committee as I am very much opposed to this far overreaching and invasive legislation as noted below.

Thank you very much,

Gil Dowd

Meridian Management Group

COSTLY ● Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board, but we don't even know what the cost will be. It's irresponsible to rush through an ordinance which will increase tenants costs, without understanding or studying the actual costs. ● The Ordinance states that the Controller shall calculate the fee and publish it 30 days after the effective date of the ordinance. We ask that the fee be studied and calculated BEFORE the ordinance passes so that both the landlord and tenant community can understand its impact before agreeing to support or oppose the ordinance. ● At a substantially increased cost per unit, the ordinance doesn't bring any tangible, additional benefits for either landlords or tenants. It's important to understand what landlords and tenants are paying for, and what services we will get in return. ● In a year where many tenants and landlords have lost a substantial percentage of their income, now is not the right time to dramatically increase fees.

INVASION of PRIVACY ● San Francisco's proposed Rent Registry is much more invasive and goes much farther than Rent Registries in other Cities. ● Tenants don't want their rental rates to be publicly available or searchable. ● Having "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship. ● Voters passed a Privacy First Policy just two years ago, but this ordinance makes public very private personal information.

DRAMATICALLY REASSIGNS A MAJOR CITY DEPARTMENT ● The SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans. ● If the City would like to dramatically restructure a City Department that tenants and landlords rely on, it should exercise caution, convene stakeholders, and take all the time it needs to get it right. It should do so in

consultation with the Departments involved, and with consideration of the workload required to implement the restructuring.

BURDENSOME ● LA and a few other cities have a registration system which achieves the stated goal of the SF ordinance, but is much more simplified for owners and tenants to comply with. ● Small Property Owners in particular, and property owners who don't speak English as a first language (or at all) will have particular trouble complying with all the requirements of the ordinance. This is much more complicated than the "Rent Registry" systems in other cities.

UNNECESSARY ● Various City Departments already have much of the data included in the registry. The City already has information on the 172,000 apartments which pay a Rent Board Fee, and already requires landlords with 4+ units to register as a Business. The Department of Building Inspection collects Inspection Fees, DPH collects Vector Control Fees, and the Assessor and Tax Collector have data on the number of units, the Rent Board Fee, and other details like the assessed value of the properties. ● Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants. ● The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no longer relevant.

PROCEDURE/TIMING ● The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT than to give a parting gift to a one-term Supervisor.

Gil Dowd

Vice President

MERIDIAN MANAGEMENT GROUP

1145 Bush Street

San Francisco, CA 94109

Office: (415)434-9700

Fax: (415)782-3838

From: [barbara fields](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262 - No Housing Inventory
Date: Tuesday, November 17, 2020 9:15:48 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I urge you to vote No on Housing Inventory.

This Ordinance will increase the costs on rent board fees without knowing what the fees will be. This is a burden on both tenants and landlords. We ask that the fees be disclosed **BEFORE** the ordinance is passed. During this pandemic many of us have lost a substantial percentage of our income, it is not the time to increase fees and put an additional burden on our rent control board.

This is an invasion of both tenants and landlords' privacy. It needs to be determined **BEFORE** the ordinance is passed how this information will be protected.

**PLEASE DON'T RUSH INTO THIS! TAKE THE TIME TO GET IT RIGHT!
WORK WITH YOUR COMMUNITIES!**

Thank-you

Barbara Fields

From: [Michael Parman](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No On 201262 - Housing Inventory
Date: Tuesday, November 17, 2020 9:15:27 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Linda Wong,

I am writing you to request that you reject this gross violation of privacy in the creation of a searchable rental database. Tenants deserve their privacy. This seems to have been pushed by a bunch of lawyers who want to be able to sue tenants for subletting their space, it will no doubt do nothing but reduce the already tight inventory of rental unit by taking sublets off the market - an essential low cost source of housing. The rules will also cause landlords to reduce the availability of units as people renting inlaws will not want to comply this additional burden and violation of their privacy and smaller owners will look to sell units as TICs rather than deal with more regulation and erosion of property rights. Rents are down, this is not the right time to change the rent control system.

Thank you,

M. Parman and concerned voter.

From: [Jackie Ching](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 9:04:58 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We strongly oppose this proposal.

From: coyandwilmas@gmail.com
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 8:37:56 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

This is a violation of Tenant rights to privacy!

From: [Cristina di Grazia](#)
To: [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); rafael.mandelmann@sfgov.org; [Wong, Linda \(BOS\)](#)
Subject: No on #201262-No Housing Inventory
Date: Tuesday, November 17, 2020 8:19:58 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear elected officials,

I am a fourth generation San Franciscan writing on behalf of my family who owns two apartment buildings in San Francisco. Both of our buildings have been on rent control for many years and as an owner- trustee now, we have been responsible and dutiful landlords to our tenants and to the city of San Francisco.

However, being that our tenants do not move, our monthly net is minimal. Any smart person would sell these buildings because the rents do NOT cover the huge costs to comply with all the city's mandated ordinances such as earthquake retrofits and fire alarm upgrades. Now due to the pandemic we have lower occupancy.

We can barely hold on to cover the operating costs and the city of San Francisco is constantly setting new fees and ordinances. With the strain already on landlords and tenants we oppose any further increase in fees at this time or restructuring of any departments in an already stressed out environment and city infrastructure.

Thank you for your time

Cristina di Grazia
landlord trustee

From: [Ted W](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 8:17:33 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi -

Wanted to register my opposition to 201262. The ordinance seems rushed and there are huge privacy issues that I'm not comfortable with.

--

--

Ted Wong

From: [lena ngow](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 7:54:53 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Linda Wong,

My name is Lena Ngow. I am a San Francisco native. I urge you to advocate for me, oppose and vote NO on 201262-HOUSING INVENTORY.

Thank you,

Lena Ngow



[Sent from Yahoo Mail on Android](#)

From: [Cindy O](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201-262
Date: Tuesday, November 17, 2020 7:47:17 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Yet another attempt at vacancy control. If I have had a tenant for over twenty years (we have several) who is paying less than 50% of market rent, how do you expect me to spend \$50,000 to turn over this vacancy and yet collect little more than the previous tenant's 50% of market rent?! Economics still have unassailable facts whether anyone on the Board of Supervisors chooses to believe them.
Cindy O'Neill

From: [Aol](#)
To: [Wong, Linda \(BOS\)](#)
Subject: "No on 201262"
Date: Tuesday, November 17, 2020 6:38:46 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Wong,

It bothers me that as our rents are going down, the board is trying ways to increase our fees. I am apposed to 201262. Please let us try to stay afloat and make a living. Thank you, John Daniels and Sid Crain

From: [Jeff](#)
To: [Wong, Linda \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 5:33:59 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello, I am the owner of a single-family house in Noe Valley that I occupied for 15 years and have rented to tenants for the last 10 years.

I strongly oppose the proposed Rent Registry. This invasive proposal is harmful to both landlords and tenants, exposing to the public the private financial terms negotiated by tenants and property owners. It's nobody's business how much my tenant pays me, or why.

As a small, private homeowner/landlord, one of my responsibilities has always been maintaining the privacy and confidentiality of my tenants. I don't go around giving out any of the extensive personal information I have about my renters, like their name, employment information or credit history, their financial status, or the terms of their rental agreement. Part of my job is safeguarding their privacy and their safety.

This poorly-conceived Rent Registry will dramatically reassign a major city department, burdening the current Rent Board with high-maintenance duties of no use to anyone while distracting from the important work they do that serves the tenant and property owner communities. It will impose yet another overhead cost on small property owners that ends up raising rents on tenants. And it's an unthinkable invasion of the privacy of both renters and landlords in a city that values individual liberty without government hassle.

NO ON THE RENT REGISTRY ORDINANCE! BAD IDEA! NO GOOD FOR SAN FRANCISCANS!!

Thank you.

Sincerely,

Jeff Iorillo

From: [John F. Sampson](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 1:30:30 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The proposed ordinance 201262 is not only unreasonable, unnecessary but is extraordinarily burdensome on the apartment rental industry. It is also an unwarranted and onerous imposition on the essentially private relationship between a tenant and landlord. Its essential purposes are unclear, unspecified except in generalities and secretive and suspect at best. There are many means to gather an inventory of housing units available and types of units including very good housing data from Assessor's records. And an in depth and extensive inventory of the City's housing supply and additions was provided by an in depth 2018 Inventory –just 2 years ago. The extent and invasiveness of the data proposed to be collected is not needed to achieve the purposes of protecting tenants from excessive rents if the already existing ordinance and its rules and regulations have not overwhelmingly restrained rental rates for the majority of renters who pay well under market rates. NO ON 201262.

John F. Sampson

*John F. Sampson Associates
2000 California Street #12
San Francisco, CA 94109
Office: 415.922.7744
Mobile: 415.810.5577
john@jfsassociates.net*

From: [JAMES E HIRSCH](#)
To: [Wong, Linda \(BOS\)](#)
Subject: NO!! on 201262- Housing Inventory
Date: Monday, November 16, 2020 11:43:50 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Enough already!! Create new housing not bureaucracies!!!! The rental "registry" is totally unnecessary!! What is the justification for this bureaucratic nightmare!!! Rental housing providers have enough disincentives already for compliance with the mirad of City requirements.

This legislation will create the opportunity for serious invasions of privacy.

Any supervisor who supports this unnecessary and invasive legislation will pay a political price for their foolishness!!

Thank you,
J.E. Hirsch,
San Francisco resident and small rental housing provider

From: [K.cloudsrest](#)
To: [Major, Erica \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Cc: cloudsrest789@gmail.com; [Kenton Wong](#); [Dion wong](#)
Subject: NO on #201262
Date: Monday, November 16, 2020 10:36:32 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors:

I am a district 3 constituent and owner of a small apartment building in the Chinatown/Nob Hill area. I am writing to express my opposition to your proposed legislation requiring a Housing Inventory of rental units in the City. My brothers (co-owners) and I are already suffering huge financial setbacks due to 75% of our tenants having moved out during the pandemic. Legislation such as yours would further increase our economic burden and create added stress at an extremely difficult time. We are native San Franciscans, seniors with multiple disabilities and feel that your proposal unfairly targets those in our category. Allow me to repeat -- we are all having a hard time so why do you want to impose further unnecessary requirements when we are unable to meet our operating expenses and barely able to pay our property taxes????

COSTLY

- Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board, but we don't even know what the cost will be. It's irresponsible to rush through an ordinance which will increase tenants costs, without understanding or studying the actual costs.
- The Ordinance states that the Controller shall calculate the fee and publish it 30 days after the effective date of the ordinance. We ask that the fee be studied and calculated BEFORE the ordinance passes so that both the landlord and tenant community can understand its impact before agreeing to support or oppose the ordinance.
- At a substantially increased cost per unit, the ordinance doesn't bring any tangible, additional benefits for either landlords or tenants. It's important to understand what landlords and tenants are paying for, and what services we will get in return.
- In a year where many tenants and landlords have lost a substantial percentage of their income, now is not the right time to dramatically increase fees.

DRAMATICALLY REASSIGNS A MAJOR CITY DEPARTMENT

- SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of

San Franciscans.

- If the City would like to dramatically restructure a City Department that tenants and landlords rely on, it should exercise caution, convene stakeholders, and take all the time it needs to get it right. It should do so in consultation with the Departments involved, and with consideration of the workload required to implement the restructuring.

INVASION of PRIVACY

- Tenants don't want their rental rates to be publicly available or searchable.
- Having "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

BURDENSOME

- LA and a few other cities have a registration system which achieves the stated goal of the SF ordinance, but is much more simplified for owners and tenants to comply with.
- Small Property Owners, and in particular property owners who don't speak English as a first language (or at all) will have particular trouble complying with all the requirements of the ordinance. This is much more complicated than the "Rent Registry" systems in other cities.

UNNECESSARY

- Various City Departments already have much of the data included in the registry. The City already has information on the 172,000 apartments which pay a Rent Board Fee, and already requires landlords with 4+ units to register as a Business. The Department of Building Inspection collects Inspection Fees, DPH collects Vector Control Fees, and the Assessor and Tax Collector have data on the number of units, the Rent Board Fee, and other details like the assessed value of the properties.
- Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants.
- The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no longer relevant or useful.

PROCEDURE/TIMING

- The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT

than to give a parting gift to a one-term Supervisor.

Thank you for your time and consideration. Please dO NOT allow this proposal to become law. It is burdensome and unfair and a waste of time and money.

Karen Wong
Mom and Pop Rental Property Owner
mobile #415-992-2489

From: yasscallan@aol.com
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201263- housing inventory
Date: Monday, November 16, 2020 10:02:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

From: [Shaban Shakoori](#)
To: [Wong, Linda \(BOS\)](#); [Stefani, Catherine \(BOS\)](#)
Subject: No on 201262 - Housing Inventory
Date: Monday, November 16, 2020 9:15:16 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am against this proposal for the following reasons:

1. Rents are down as much as 30% and inventory is high. What additional tenant protection is needed now? Why make it harder for small landlords to recover from the pandemic and related financial crisis?
2. Why would landlords have to disclose rents but tenants don't have to disclose their financial information?
3. The issue has not been fully examined.
4. Requiring more of landlords who are already struggling will result in more small properties being sold to large landlords who have economies of scale. Look at all the buildings for sale right now. Remember the mom and pop owners are the majority of owners in SF. Making them pay more fees is overly burdensome, especially now. A number of tax increase measures just passed.
5. Both tenants and landlords treat rent amounts as sensitive financial information. Tenants pay different amounts for similar units and this proposal will cause higher paying tenants to resent lower paying tenants.

Thank you,
Shaban Shakoori
415-518-9269

From: [Jim Hodgkin](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262 Housing Inventory
Date: Monday, November 16, 2020 8:52:54 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am opposed to 201262 Housing Inventory ordinance. I say NO!! We are over-regulated enough and this feels like a huge invasion of my privacy. This also infringes on my tenants privacy rights.

This is a misguided ordinance that doesn't help the landlords or the tenants. It is a prime example of government overreach.

Shame on the Housing Board and shame on City Hall.

James L Hodgkin

Sent from my iPhone

From: [Megan Geraci](#)
To: [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Fewer, Sandra \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Monday, November 16, 2020 8:46:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Budget and Finance Committee,

I am respectfully requesting that you vote no on #201262 requiring a housing inventory. I am a small property owner in District 8 that lives in my duplex and rents out the second unit. Housing providers in San Francisco are really struggling right now. I have personally provided a rental discount to my tenants due to their Covid-19 financial impacts and the buildings just on either side of me have had several recent vacancies. Rents are down significantly, but our costs (mortgage, property taxes, insurance) have stayed the same. This housing inventory is yet another tax on housing providers and I don't see any tangible benefits for either landlords or tenants.

It feels like this is the wrong time to rush through a new ordinance when there is so much uncertainty in the rental market. Given that this would not take effect until July 2022, can you please slow this down, collect input from the stakeholders, and come together with a thoughtful proposal that provides value and protects the privacy of landlords and renters.

Sincerely,
Megan Geraci

From: [Gretchen Merkle](#)
To: [Wong, Linda \(BOS\)](#)
Subject: NO on 201262 Housing Inventory
Date: Monday, November 16, 2020 8:44:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I say NO on 201262 Housing Inventory ordinance. It is an invasion of privacy for both the tenant and landlord. The city does not need to track every move I legally choose to do with my property. This is "big brother" in full force. I never thought the city if SF would come to this. The only agency that needs to know my finances concerning my property is the IRS. Who will have access to all this gathered information? Would you like to know how many baths and showers are taken on a daily basis in my units? How about how much toilet paper is used? This is ridiculous. What is the rush ? How much is it going to cost the citizens of SF? We had 2 days notice to oppose this ordinance which is not fair. It is an underhanded move by City Hall. This is a Trump move!! Haven't we been under enough stress this year? Covid19 is reeking havoc Keith the Nation. We have tenants that can't pay rent and we as the landlords are asked to forgive this. We do. We have bills to pay but no one is giving us money to meet these debts. Now you want to beat us down some more and participate in a ridiculous Housing Inventory. I say NO.

Gretchen Merkle

Sent from my iPhone

From: [Ron LaDow](#)
To: [Wong, Linda \(BOS\)](#)
Subject: "No on #201262- No Housing Inventory"
Date: Monday, November 16, 2020 8:22:06 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Added costs with no added benefits:

We already have a no-cost avenue for those with a financial interest in the matter to object to any land-lord action which they find objectionable; any tenant can appeal to the rent board without cost regarding any action by a landlord.

Here we are offered unknown increased cost to tenants, with no benefit accruing to them at all.

Those with a bit more cynicism/realism might find this another sinecure for termed-out officials until they can once again try for office; a semi-retirement scheme at the cost to the people claimed to derive benefit.

Thanks,
Ron LaDow

From: [Patrick Shannon](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Monday, November 16, 2020 7:40:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

This proposal is quite unnecessary and draconian. Landlords and tenants alike will not benefit from costly and unnecessary layers over regulation and reporting that only drive up costs for all. Landlords are stuck in the middle again. Increased regulation has us supporting tenants who are protected by rent control, (many of whom are no longer paying rent) while at the same time we have record vacancies from the outflow of residents leaving the city. Rents are falling in the city and landlords are being forced to maintain and upgrade buildings with little to no money coming in the door to pay mortgages, taxes, and insurance, etc. Landlords are real people too. We are not just big institutions that own buildings with other people's money. We are hard-working and honest people who live in the city and have saved for our entire life to buy just one property and now we are challenged to just hang on to our property because our rights have been subordinated to our tenants and the city regulators. When will it stop? Tenants have protections under existing rent control laws and rents are falling throughout the city. Let this cycle play out and stop adding unnecessary regulation that ALWAYS has unintended consequences. The city had too many people in and now they are leaving. Let them go. Regulate lower rents by allowing new buildings to be constructed and rents will normalize. ADU's are going in all over the city. Support tenants by supporting landlords who add inventory through ADU construction!!!!

From: [Carlos Abela](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Monday, November 16, 2020 7:07:00 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

COSTLY

Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board.

INVASION of PRIVACY

San Francisco's proposed Rent Registry is much more invasive and goes much farther than Rent Registries in other Cities. Tenants don't want their rental rates to be publicly available or searchable.

DRAMATICALLY REASSIGNS A MAJOR CITY DEPARTMENT

This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

UNNECESSARY

Various City Departments already have much of the data included in the registry.

PROCEDURE/TIMING

The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department but is being rushed through the process without substantial input from either group.

From: [BET Management](#)
To: [Wong, Linda \(BOS\)](#)
Subject: "No on 201262- Housing Inventory"
Date: Monday, November 16, 2020 6:48:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern:

Stop destroying San Francisco. As it currently stands, as a landlord, my ability to stay afloat is now on a ticking countdown, and I am not sure how many more months I can continue with a near vacant building and a negative cash flow—and you want to add additional burdens to us landlords???

You should be ashamed of yourselves!!

Your thoughtless and extreme Leftist/ socialist tactics and programs are what is systematically destroying the very foundation that San Francisco is built on—hardworking, small businesses. I am an immigrant who worked hard, saved every penny and NEVER demanded any freebies from anyone—I did without. And YOU want to take it all away and give it away—instead of helping people up you throw money away into swamps that serve no one but the people providing the programs—your constituents and friends who you give these contracts to!!

I worked for sixty years saving and supporting my family and my life savings, my building. is now in jeopardy with the way you are managing San Francisco.

“No on 201262- Housing Inventory”

Berit Tisell, landlord

Sent from my iPhone

From: [Eileen Keremitsis](#)
To: [Wong, Linda \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 11:06:23 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I just found out about the proposal to create a rent registry — This is a VERY BAD IDEA!!!

We don't need yet another layer of bureaucracy in this city. It would be costly, redundant and unnecessary, and an invasion of the privacy of renters.

I live in a mixed residential neighborhood, where several of my neighbors have completely stopped renting out their extra units because the burden of being a landlord in this City simply isn't worth it anymore. Please don't make it any worse!

There's a pandemic going on. Businesses are closing. The Opera House and other theaters are shuttered. Folks are hungry. People are hurting. Why is the Board of Supervisors wasting their time going down yet another rabbit hole??? Haven't you got better things to do?

Eileen Keremitsis
46 Grand View Terrace
San Francisco, CA 94114
e.keremitsis@sbcglobal.net

From: [bart klerkx](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Small property owners possible rent registry
Date: Tuesday, November 17, 2020 11:33:43 AM

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Hi Linda,

We own a small 4 unit building in San Francisco in which we live also and maintain as if we live in each apartment.

I became aware that there is a petition of registering our tenants and paying a fee annually to which I disagree as we as (small) landlords do not have the time to follow all laws (including insurance, property tax, tenants issues, maintenance, fire department etc) and now on top also submitting all our tenants info which is against their privacy right and also Every year we have at least one change of tenant.

We are against registering our tenants.

PORTO llc / Inizio
Bart Klerkx
San Francisco

From: [Board of Supervisors. \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: Housing Inventory File #201262
Date: Tuesday, November 17, 2020 11:43:02 AM

From: Joseph Smooke <josephsmooke@gmail.com>
Sent: Tuesday, November 17, 2020 10:14 AM
To: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Cc: Fregosi, Ian (BOS) <ian.fregosi@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: Housing Inventory File #201262

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

17 November 2020

Re: Support for SF Rental Housing Inventory
Special Order item #201262
Budget and Finance Committee hearing 18 November 2020

Dear Supervisors Fewer, Walton and Mandelman,

Richmond District Rising is grateful for the leadership of Supervisor Fewer and her staff member, Ian Fregosi, for their years of hard work culminating in the November 18 Budget and Finance Committee hearing for the Housing Inventory. We in Richmond District Rising express our strong support for the Rental Housing Inventory. We write this letter to urge that this Committee vote to recommend this legislation to the full Board of Supervisors.

Much gratitude to President Yee and Supervisors Peskin, Ronen, Haney, Mar, Walton and Preston for co-sponsoring this legislation. We strongly support this legislation because San Francisco must have better information about our rental housing than we currently have. A Housing Inventory is an extremely valuable city government infrastructure that other cities already have. El Cerrito, Berkeley, LA, and Santa Monica are just some of the examples of California cities that already have housing inventories, while the City of Richmond is currently in the process of creating one.

A Housing Inventory will lead to a more equitable housing market for both tenants and landlords. Landlords and tenants can both find tenant protections and rules confusing. Both parties will benefit from active outreach to all housing occupants by the City when landlord-tenant laws change from

time to time. More complete data on the citywide rental housing stock will help in many ways including ensuring safe and habitable standards are consistent, informing policy decisions and illuminating ways to make better and more equitable use of developable land to address housing needs, and preserving the affordability of the existing citywide housing stock.

We understand that the current version of the legislation has landlords reporting just once a year about the status of their rental units at that single point in time. **Our recommendation is that landlords report updates for the Inventory every time a unit turns over or becomes vacant.** Having up to date information is essential for making this Inventory an effective resource.

We also understand that the Rent Board has proposed phasing in implementation of this Housing Inventory over the course of some number of years. **It is our strong recommendation that the only phasing in of the implementation should be a matter of managing the flow of fees and then hiring staff which can take some time.** There should be no planned delay to implementation of this new function of the Rent Board, however. Implementation should commence as quickly as is administratively feasible in order to make this resource available to the public as quickly as possible.

Again, we express our strong support for this legislation and appreciation to Supervisor Fewer for her leadership on this matter.

Best,

Richmond District Rising

cc:

Mayor London Breed

SF Board of Supervisors

From: [Michele Boyle Turchi](#)
To: [Wong, Linda \(BOS\)](#)
Subject: NO on #201262-No Housing Inventory
Date: Tuesday, November 17, 2020 11:52:04 AM

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Budget and Finance Committee Clerk Wong,

We are "mom and pop" landlords and are constituents in district #2. We are writing to ask you to vote No on #201262 the Rent Registration Ordinance for the following reasons:

This ordinance is going to create more friction between landlords and tenants, as well as among tenants in the same building and neighboring buildings.

It is an invasion of privacy for tenants and landlords alike and will be costly for both groups, especially during Covid when many tenants have reduced income and landlords have reduced income due to increased vacancies. The costs are unknown at this point and creating more uncertainty and anxiety is NOT what Supervisors should be doing to their constituency during these unprecedented times of pandemic.

It is unnecessary as the City already has information about properties that pay a Rent Board Fee, who are registered as a Business, who pay Inspection Fees, Vector Control Fees, property taxes as we do.

It is rushed legislation and is harmful and unnecessary. It doesn't bring any tangible benefits for either the tenants or landlords and creates a burden for the Rent Board Staff to implement and oversee, as well as for Landlords to comply.

Please vote NO on #201262-No Housing Inventory.

Thank you,

Boyle and Turchi families

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: SOMCAN in Full Support of a SF Rental Housing Inventory
Date: Tuesday, November 17, 2020 11:56:52 AM

From: Gene Alejo <tenantcounselor@somcan.org>
Sent: Tuesday, November 17, 2020 11:49 AM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: SOMCAN in Full Support of a SF Rental Housing Inventory

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mayor London Breed, Supervisors and legislative aides,

I am writing on behalf of the South of Market Community Action Network (SOMCAN) in full support of the Rental Housing Inventory.

Thank you very much to Supervisors Sandra Fewer, Norman Yee, Aaron Peskin, Hillary Ronen, Matt Haney, Gordon Mar, Shamann Walton, Dean Preston for already co-sponsoring this legislation. We are in strong support of the City having better information about our rental units, this is valuable city government infrastructure that other cities already have. San Jose, El Cerrito, Berkeley, Los Angeles, and Santa Monica all have existing inventories while the City of Richmond is currently in the process of creating one. As the fourth largest city and the most expensive city to live in California, an inventory of our citywide rental housing is something that San Francisco needs as well.

We need more complete data to understand the depth and nature of our affordability crisis -- simply knowing what average market-rate rents are is not enough. According to the last inventory of our citywide rental housing stock, 30,000 units sit vacant. Data about occupancy and rents are collected during the Census American Community Survey process, which only happens every 5 years. And that data is not necessarily complete either. This kind of rental housing inventory data gathered by private real estate investors is already being used to maximize profits for banks and realtors as rents continue to rise. Our city policymakers and the general public are left in the dark about this important information.

A Housing Inventory would lead to a more equitable housing market for both tenants and landlords. Landlords and tenants can both find tenant protections and rules confusing. Both parties will benefit from active outreach to all housing occupants by the City if/when rules change. More complete data on the citywide rental housing stock will help ensure safe and habitable standards are consistent, inform policy decisions and illuminate ways to make better and more equitable use of developable land to address housing needs, and long term preservation and affordability of the existing citywide housing stock.

We must implement the SF Housing Inventory, now!

In Community,

Gene Alejo

Tenant Counselor, South of Market Community Action Network (SOMCAN)

Pronouns: He/Him/Siya/Niya | **Languages:** English & Filipino
Monday-Friday 10AM-6PM, by Phone Appointment Only



-
- [\(650\) 273-6713](tel:6502736713)
 - tenantcounselor@somcan.org
 - www.somcan.org
 - 1038 Mission Street, San Francisco, CA 94103

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From: [Victoria Stein](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Housing Inventory
Date: Tuesday, November 17, 2020 12:09:32 PM

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Dear Budget and Finance Committee,

Please, reconsider #201262 as it punishes law abiding small property owners while we are already suffering.

#201262 makes it even more burdensome to be a small business owner in SF as well as costly.

Most owners want residents to be content and comfortable in their homes and care about their relationships. Penalize the bad actors and speculators, not everyone.

More housing means lower rents and less homelessness (Seattle, Vancouver). Please take back the power from the NIMBYS.

Thank you for your consideration.

Victoria Stein

35 year SF Property Manager/Owner



From: [Maralyn Tabatsky](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 12:12:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Wong,

I am writing to urge you to vote no on this proposal to create a rent registry. It would impose unnecessary costs on landlords, tenants, and the rent board itself. Further, it is an invasion of privacy at a time when citizens are more concerned with this issue than ever. Please reconsider this ill-conceived proposal. Thank you for your attention.

Sincerely,

Maralyn Tabatsky
San Francisco

From: [eugene pak](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Rent Registry
Date: Tuesday, November 17, 2020 12:14:50 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors Fewer/Walton/Mandelman/Wong,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

The SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

In addition, there are major privacy concerns when it comes to this legislation. Neither tenants nor housing providers want rental rates to be publicly available or searchable. Providing “who pays what” as publicly available information sows “Rent Animosity” amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT.

If this legislation does move forward, I believe that it should include the following amendments:

- Allow for a Tiered, Phase-In Process beginning in July 2022. Start with small landlords, who have less data to compile and submit.
- Ordinance must give equal access to landlords and tenants. One party shouldn't have

more access (or access to less redacted information) than the other.

- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

Thank you so much for your consideration.

--

Eugene Pak
Compass Real Estate
Sales Manager/Broker Associate
c: 415.254.5853
BRE #01344334

From: [Randall Chapman](#)
To: [Wong, Linda \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: NO ON #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 3:03:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda and Aaron,

Please share my feelings with the Budget and Finance Committee I am very much opposed to this far overreaching and invasive legislation as noted below.

Thank you very much,
Randall Chapman

PROCEDURE/TIMING ● The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It’s more important to get this huge piece of legislation RIGHT than to give a parting gift to a one-term Supervisor.

COSTLY ● Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board, but we don’t even know what the cost will be. It’s irresponsible to rush through an ordinance which will increase tenants costs, without understanding or studying the actual costs. ● The Ordinance states that the Controller shall calculate the fee and publish it 30 days after the effective date of the ordinance. We ask that the fee be studied and calculated BEFORE the ordinance passes so that both the landlord and tenant community can understand its impact before agreeing to support or oppose the ordinance. ● At a substantially increased cost per unit, the ordinance doesn’t bring any tangible, additional benefits for either landlords or tenants. It’s important to understand what landlords and tenants are paying for, and what services we will get in return. ● In a year where many tenants and landlords have lost a substantial percentage of their income, now is not the right time to dramatically increase fees.

INVASION of PRIVACY ● San Francisco’s proposed Rent Registry is much more invasive and goes much farther than Rent Registries in other Cities. ● Tenants don’t want their rental rates to be publicly available or searchable. ● Having “who pays what” as publicly available information sows “Rent Animosity” amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship. ● Voters passed a Privacy First Policy just two years ago, but this ordinance makes public very private personal information.

DRAMATICALLY REASSIGNS A MAJOR CITY DEPARTMENT ● The SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This

ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans. ● If the City would like to dramatically restructure a City Department that tenants and landlords rely on, it should exercise caution, convene stakeholders, and take all the time it needs to get it right. It should do so in consultation with the Departments involved, and with consideration of the workload required to implement the restructuring.

BURDENSOME ● LA and a few other cities have a registration system which achieves the stated goal of the SF ordinance, but is much more simplified for owners and tenants to comply with. ● Small Property Owners in particular, and property owners who don't speak English as a first language (or at all) will have particular trouble complying with all the requirements of the ordinance. This is much more complicated than the "Rent Registry" systems in other cities.

UNNECESSARY ● Various City Departments already have much of the data included in the registry. The City already has information on the 172,000 apartments which pay a Rent Board Fee, and already requires landlords with 4+ units to register as a Business. The Department of Building Inspection collects Inspection Fees, DPH collects Vector Control Fees, and the Assessor and Tax Collector have data on the number of units, the Rent Board Fee, and other details like the assessed value of the properties. ● Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants. ● The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no longer relevant.

Randall Chapman

Property Owner, San Francisco

415-298-5399

From: [GC](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262-No Housing Inventory
Date: Tuesday, November 17, 2020 2:53:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Budget and Finance Clerk.

I am against this new proposed legislation that is an invasion of privacy for tenants and property owners, very costly, very labor intensive, offers no purpose nor reasoning. All it does is increase costs of operation of the SF Rent Board.

Thank you,
Augusto Cano
Housing Provider

From: [francis.chiu](#)
To: [Wong, Linda \(BOS\)](#)
Subject: "No on #201262- No Housing Inventory"
Date: Tuesday, November 17, 2020 2:48:36 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Honorable Linda Wong,
We, the Richmond district residents want your assistance to say
"No on #201262- No Housing Inventory"
Thank you very much.

best regards,

Francis & Yolanda Chiu

From: [William Jaeck](#)
To: [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Temprano, Tom \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 2:33:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear members of the Budget and Finance Committee,

I am a smalltime landlord in District 8.

I am writing to ask you to oppose the proposed Rent Registry/Housing Inventory Legislation #201262. The requirements of the legislation will likely increase costs to tenants and landlords at a time when both are struggling financially, with little to no benefit for either landlords or tenants.

Thank you.

Sincerely,
William Jaeck

From: [Marylouise Serrato](#)
To: [Wong, Linda \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 2:31:20 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

How much more government control do you want to impose on San Francisco landlords before you turn owning and renting private property into a 100% government controlled enterprise?

This ordinance oversteps the line. Already small landlords are hamstrung by our inability to raise rents to market rates, reducing our ability to make improvements to our properties and in some cases, impeding landlords to even be able to pay existing operating costs for properties. Now you want an inventory of all the properties, issuance of licenses to landlords to control our ability to pass along the meager rent increases that the city does allow, invade our privacy by keeping data on file that can be used at a future date against our Constitutional right to own private property? How does the detailed knowledge of number of bedrooms, square feet, in a unit help you, if not to be used at some future date to impose new rules and regulations on our rental units?

Have you completely lost your minds? Once you have strangled small landlords to the point where we cannot longer operate, pay our bills, make improvements, who do you think we will sell to? Here is your answer, we will sell to large commercial property owners who will sit out your crazy ordinances and laws, convert units into Condos and other usage, further removing rental apartments from the market. The Rent Board has no need for this information. It already gathers information on landlords with 4+units as do various other city agencies.

Why force landlords to foot the bill to expand the Rent Board for no good reason or, at best, for nefarious ones? There is no justification for the ordinance and again, it simply is being used to stockpile data and increase bureaucracy to further erode the rights of landlords.

This ordinance is costly, unnecessary, an invasion of privacy, burdensome and is only being proposed so that you can slowly chip away at whatever is left of the rights of landlords to own and manage their private property. What is the next ordinance? One that takes away the right to even own private property?

Marylouise Serrato
ml.serrato@me.com

Owner of 1301 Judah Street - apartment complex in your district.



1110 Howard St.
San Francisco, CA 94103
(415) 513-5177
info@bishopsf.org

November 17, 2020

Dear Mayor Breed, Supervisors and aides,

I am writing on behalf of Bill Sorro Housing Program in support of the Rental Housing Inventory.

Thank you Supervisors Fewer, Yee, Peskin, Ronen, Haney, Mar, Walton, Preston for already co-sponsoring this legislation. We are in strong support of the City having better information about our rental units, this is valuable city government infrastructure that other cities already have. El Cerrito, Berkeley, LA, and Santa Monica all have existing inventories while the City of Richmond is currently in the process of creating one. As the fourth largest city in the state, an inventory of our citywide rental housing is something that San Francisco needs as well.

We need more complete data to understand the depth and nature of our affordability crisis -- simply knowing what average market-rate rents are is not enough. According to the last inventory of our citywide rental housing stock, 30,000 units sit vacant. Data about occupancy and rents are collected during the Census American Community Survey process, which only happens every 5 years. And that data is not necessarily complete either. This kind of rental housing inventory data gathered by private real estate investors is already being used to maximize profits for banks and realtors as rents continue to rise. Our city policymakers and the general public are left in the dark about this important information.

A Housing Inventory would lead to a more equitable housing market for both tenants and landlords. Landlords and tenants can both find tenant protections and rules confusing. Both parties will benefit from active outreach to all housing occupants by the City if/when rules change. More complete data on the citywide rental housing stock will help ensure safe and habitable standards are consistent, inform policy decisions and illuminate ways to make better and more equitable use of developable land to address housing needs, and long term preservation and affordability of the existing citywide housing stock.

Thank you for your time and we hope that you support this meaningful legislation.

Best,

Theresa Imperial
Executive Director
Bill Sorro Housing Program

From: [Sigrid Schafmann](#)
To: [Wong, Linda \(BOS\)](#)
Subject: NO on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 1:52:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I strongly oppose the proposed legislation that does nothing but expand the Rent Board and government waste. In addition to being an invasion of privacy to both, tenants and owners, it accomplishes nothing.

I am also a tenant and object to my neighbors or anyone else knowing the rent I am paying for my unit. This pits tenant against tenant, especially if high earning tenants live in below market units while others subsidies these tenants' artificially low rents with their market rents.

The requested information is either already available from various city agencies, or cannot be obtained. Having to go into occupied units to create floor plans is costly. Who is going to pay for that? The fees resulting from this legislation, if it passes, should solely be on tenants since this legislation is of no benefit to property owners. Once again, this is government overreach, redundancy and waste of taxpayer money.

The board of supervisors should focus on creating incentives for new housing by removing roadblocks and long delays. This is yet another roadblock. I find the timing of this legislation more than insensitive. The pandemic has cost property owner dearly, either by tenants not paying rent, or breaking leases. This wasteful legislation is an example of supervisors being out of touch with reality and not willing to tackle actual issues like rampant property crime, homelessness - with the extensive funds already available, filth, open drug use and neglecting the mentally ill by refusing to accept help those who are unable to make decisions. Not homelessness itself is the problem, it is looking the other way rather than addressing the various underlying causes. San Francisco has become unlivable.

This legislation is one more reason for small property owner to leave the business of providing rental housing that has become a jungle of legislation nobody can keep up with any more who is neither a professional property manager or attorney. This will ultimately hurt tenants the most.

Sincerely,
S. Schafmann

From: [Alyson](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 1:36:52 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon,

I am a small property owner in San Francisco (7 units) and am extremely concerned with the proposed legislation being considered by the Board of Supervisors tomorrow. Even during non-COVID times it has been a struggle to keep our property going with the current rent control laws which limit our income flow as expenses increase. We have been able to get by and have learned to work with the rent control laws but this is now an added extreme requirement for landlords - which though I'm sure has good intentions it will not be helpful in the long run. The pandemic has us all trying to stay afloat and keep our businesses running without the added burden of a new requirement that must be followed. In addition, we have tenants fleeing The City now which adds an extra burden of vacancies for us. We should be focusing on trying to help each other through these times.

Here are a few of my concerns:

1. Costs will go up for tenants and landlords to pay each year to the Rent Board to fund this new department.
2. It is an invasion of privacy for the tenants. They don't want their rental rates to be publicly available or searchable.
3. It will dramatically reassign a major city department. No longer will the Rent Board staff be able to focus on items to actually help the tenants - they will be busy overseeing all the cumbersome details of each tenants' lease and the situation of all apartments. I'm sure the tenants would rather have the focus being on issues that can really benefit them.
4. Many of the departments already have much of the data included in the registry. Therefore, making this task redundant and unnecessary.
5. This ordinance will make a huge impact on both tenants and landlords and is being rushed through without thorough research done and without substantial input from either group.

I'd really appreciate your considering the long term impact on those of us trying to provide housing now and especially during a national crisis. This will be a distraction and more work required when there are larger issues at hand that need to be addressed.

Thank you -

Alyson Lamond
Property Owner
Washington Street, San Francisco CA 94115

From: [Denis Casey](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Housing Inventory
Date: Tuesday, November 17, 2020 12:52:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Budget and Finance Committee,

Please vote no on #201262. We are already buried in paperwork and red tape.

Can you all give mom & pops who follow the rules a break?

Thank you,

Denis Casey

From: [marty carp](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Rent Registry Housing Inventory Legislation
Date: Tuesday, November 17, 2020 12:30:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Wong

I am writing to express my frustration with the Board of Supervisors to bring forth for a vote an ordinance that would add a redundant list of requirements of landlords that supply housing in San Francisco. The majority of the items in this Rent Registry Housing Inventory legislation is already collected by numerous City departments. The Fire Department, Building Inspection Department, Vector Control and Rent Board have the exact same information that is being requested in this legislation. This will only add to the mountain information already on record in each of these City departments. It will add an additional unnecessary workload to the Rent Board who are already very busy and serve a very valuable function for the city's renters and landlords.

We also believe that collecting and reporting the personal information of our renters will become extremely problematic. Without a personal release authorized by each individual renter I would have to question if this would be considered an invasion of their privacy.

Ms. Wong, we have been landlords in your Noe Valley for over thirty years, we take pride in the service we provide to our tenants, and we have been responsive to each and every request that the City has made to improve housing conditions and the safety of its citizens. Please consider the additional burden that this legislation will add to the small property owner and the city employees already complying with all of the ordinances already in effect. We trust that you will not allow this new additional proposal to become legislation.

Thank You for your consideration.
Martin Carp
Carp Family Trust
carp440@hotmail.com

Sent from [Outlook](#)

From: [Nelly](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 12:29:50 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am opposed.

From: [Daniel A. Hershkowitz](#)
To: [Wong, Linda \(BOS\)](#)
Subject: "No on #201262 – No Rent Registry"
Date: Tuesday, November 17, 2020 12:26:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please don't do this.

Daniel Hershkowitz

Compass

Director of Risk Management | Northern CA

m. [415.577.9065](tel:415.577.9065)

DRE# [01308054](#)

BAR# 173207

From: [Blodwen](#)
To: [Wong, Linda \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#)
Subject: NO on 201262- No Housing Inventory
Date: Tuesday, November 17, 2020 3:28:01 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Budget & Finance Committee,

I have lived in District 5 of San Francisco since 1983. I own a single rental property (also in District 5), a one-bedroom condo, which would be subject to the proposed ordinance **#201262 on Housing Inventory**.

Please vote NO on this proposed ordinance.

The increased cost to landlords and tenants is unknown and the benefits are unclear. There are a variety of protections already in place for tenants and this ordinance does not appear to provide additional needed protections. Most of the data proposed for collection is already available to the City.

During these difficult economic times imposing additional burdens on any party, with no significant benefit, seems unwise. As a small landlord, increasing fees and reporting requirements, as described in the proposed ordinance, is undesirable.

There has been insufficient time to fully understand the scope and impact of the proposed ordinance. Such a significant change needs more input from those who will be affected and more time in which to obtain that input.

Again, please vote NO on **#201262- No Housing Inventory**.

Thank you,

- Blodwen Tarter

From: [R.L](#)
To: [Wong, Linda \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Rich Lugo](#)
Subject: No on 201262- Housing Inventory
Date: Monday, November 23, 2020 10:24:51 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Linda & Ahsha,

I am writing as a Small Building Landlord owner in District 11 regarding "201262- Housing Inventory"

Myself and my co-owner are opposed to this primarily for the following reason; Seemingly simple procedures already in place at the SF Rentboard, particularly pass-throughs, are overly complicated, confusing, and time exhaustive. Our firm belief is that these procedures should be streamlined and simplified before adding any further bureaucratic or administrative complexity.

As a general comment, it is frustrating that the city is focusing on adding further complexity during the pandemic, when other city departments are severely lagging or delayed in their processing. For examples, we are having to wait 3 months for an appointment with the Department of Building Inspection in order to make improvements to a commercial space in our building, resulting in a further delay to our business.

Finally, as a new owner of a small apartment building, I am frustrated with the myth and prevailing belief in San Francisco that landlords are always wealthy and therefore able to be further burdened. We do not make any profit from this building.

We hope you can appreciate our point of view and take it into account when considering this matter.

Best,
Richard Lugo Zavala
415-828-4787

From: [Geoffrey Stott](#)
To: [Wong, Linda \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Geoffrey Stott](#)
Subject: No on 201262- Housing Inventory
Date: Monday, November 23, 2020 10:22:46 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Linda & Ahsha,

I am writing as a Small Building Landlord owner in District 11 regarding "201262- Housing Inventory"

Myself and my co-owner are opposed to this primarily for the following reason; Seemingly simple procedures already in place at the SF Rentboard, particularly pass-throughs, are overly complicated, confusing, and time exhaustive. Our firm belief is that these procedures should be streamlined and simplified before adding any further bureaucratic or administrative complexity.

As a general comment, it is frustrating that the city is focusing on adding further complexity during the pandemic, when other city departments are severely lagging or delayed in their processing. For examples, we are having to wait 3 months for an appointment with the Department of Building Inspection in order to make improvements to a commercial space in our building, resulting in a further delay to our business.

Finally, as a new owner of a small apartment building, I am frustrated with the myth and prevailing belief in San Francisco that landlords are always wealthy and therefore able to be further burdened. We do not make any profit from this building.

We hope you can appreciate our point of view and take it into account when considering this matter.

Best,
Geoffrey Stott
415-939-1788

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: NO on 201262- Housing Inventory = Privacy Invasion
Date: Monday, November 23, 2020 9:54:06 AM

-----Original Message-----

From: Sigrid Schafmann <sigrid.schafmann@me.com>
Sent: Sunday, November 22, 2020 9:34 PM
To: PrestonStaff (BOS) <prestonstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: NO on 201262- Housing Inventory = Privacy Invasion

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Preston,
Dear San Francisco Supervisors,

As a tenant, I strongly object to my neighbors, or anyone else, looking me up and finding out how much, or how little I pay for my apartment, or how long I have lived at my apartment. This legislation pits tenant against tenant, especially if high earning renters live in below market units while others subsidize these tenants' artificially low rents with their high market rents.

How would San Francisco renters feel about their private information being accessible to anyone?

In addition, this legislation is wasteful since the information sought is either already available from various city agencies. How exactly will I benefit from looking up anyone I know, either by name or by address to find out details about their living situation — nor do I want any stranger to know the details of my rental apartment. This is government overreach, redundancy and waste of taxpayer money.

Most of all, I find the timing of this legislation more than insensitive. Everyone is struggling, tenants as well as landlords, especially small property owners. This is grossly out of touch. The pandemic has intensified long standing problems such as rampant property crime*, filthy, trashy and crumbling sidewalks, open drug use, and worst of all the never ending problem of mentally ill roaming the streets.

Having lived in the Inner Sunset, for 30 years, I never felt unsafe going out at night until a few years ago. I wish I could move to a different neighborhood without losing my rent controlled apartment. Not homelessness itself is the problem, it is looking the other way rather than addressing the various underlying causes. There has been no meaningful legislation to address homelessness since Gavin Newsom's "Care, not cash" almost 20 years ago.

San Francisco has become unlivable. Invasion of privacy, and government waste is the last thing we need. Please vote NO, and address the real problems to make San Francisco safe and beautiful again.

Sincerely,
S. Schafmann

* a car break may be misdemeanor, but having to pay \$500 out of pocket for the repair is nothing small to me.

From: [jack kong](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Sunday, November 22, 2020 9:43:08 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

i am a small property owner and this would hurt me. no on 201262 please. thanks

From: [Tyler Hardeman](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Rent Registry
Date: Friday, November 20, 2020 11:34:20 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

In addition, there are major privacy concerns when it comes to this legislation. Neither tenants nor housing providers want rental rates to be publicly available or searchable. Providing “who pays what” as publicly available information sows “Rent Animosity” amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT.

If this legislation does move forward, I believe that it should include the following amendments:

- Allow for a Tiered, Phase-In Process beginning in July 2022. Start with small landlords, who have less data to compile and submit.
- Ordinance must give equal access to landlords and tenants. One party shouldn't have more access (or access to less redacted information) than the other.
- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

Thank you so much for your consideration.

Tyler

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: No on #201262- No Housing Inventory
Date: Thursday, November 19, 2020 2:10:54 PM

From: Russell Massmann <rlmassmann@outlook.com>
Sent: Thursday, November 19, 2020 11:57 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: connie@conniechansf.com; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Subject: No on #201262- No Housing Inventory

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

Please vote no on the housing inventory bill. I am a small landlord and already face significant costs keeping units safe and secure. We don't need more bureaucratic stuff to deal with or additional costs. (This is not to mention vacancies during COVID)

Please send a message to the author of this bill, who is a lame duck supervisor, to not waste the board's time. We have a homelessness crisis, graft in other departments (ie Nuru), drug overdoses, business red-tape... real, actual problems that need to be dealt with.

I heard a very smart person say after this most recent election: SF is so smart and detailed about sucking every penny out of people who can pay it, but doesn't tackle any real problems.

Please vote no on this bill and focus your time on making our city better for all – homeless, tenants, property owners, landlords, business owners. This initiative is just silly junk.

I'm cc'ing Connie Chan as she is our next supervisor and I hope that she would also see small stuff like this as not solving the real problems in SF.

Thank you,
Russ Massmann
655 5th Ave
San Francisco, CA 94118

From: [K.cloudsrest](#)
To: [Major, Erica \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Ronen, Hillary](#); [Mandelman, Rafael \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Breed, Mayor London \(MYR\)](#)
Subject: NO on #201262
Date: Wednesday, November 18, 2020 10:15:10 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors:

I am a small-time landlord strongly opposed to additional unnecessary impractical and burdensome requirements FORCED ON US BY AN OUTGOING SUPERVISOR WHO ONLY WANTS TO EXERT HER POWER BEFORE LEAVING.

NO ON 201262!!!!!!

Thank you!

--

Karen
mobile #415-992-2489

From: [K cloudsrest](#)
To: [Yan, Calvin \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Major, Erica \(BOS\)](#); [Fewer, Sandra \(BOS\)](#)
Cc: [cloudsrest789@gmail.com](#); [Dion wong](#); [Kenton Wong](#)
Subject: Fwd: NO on #201262
Date: Wednesday, November 18, 2020 10:12:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

----- Forwarded message -----

From: **K cloudsrest** <cloudsrest789@gmail.com>
Date: Wed, Nov 18, 2020 at 10:10 PM
Subject: Fwd: NO on #201262
To: Major, Erica (BOS) <erica.major@sfgov.org>, Aaron Peskin <calvin.yan@sfgov.org>, Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>, PeskinStaff (BOS) <peskinstaff@sfgov.org>, <sandra.fewer@sfgov.org>, <rafael.mandelman@sfgov.org>, <Matt.Haney@sfgov.org>, <gordon.mar@sfgov.org>, <Hillary.ronen@sfgov.org>, <Shamann.Walton@sfgov.org>, <linda.wong@sfgov.org>
Cc: cloudsrest789@gmail.com <cloudsrest789@gmail.com>, Dion wong <wong_dion@hotmail.com>, Kenton Wong <ahwahnee1927@gmail.com>

----- Forwarded message -----

From: **K cloudsrest** <cloudsrest789@gmail.com>
Date: Tue, Nov 17, 2020 at 11:31 AM
Subject: Fwd: NO on #201262
To: Major, Erica (BOS) <erica.major@sfgov.org>, Aaron Peskin <calvin.yan@sfgov.org>, <sandra.fewer@sfgov.org>, <Shamann.Walton@sfgov.org>, <rafael.mandelman@sfgov.org>, <gordon.mar@sfgov.org>, <Hillary.ronen@sfgov.org>, Breed, Mayor London (MYR) <MayorLondonBreed@sfgov.org>, <Matt.Haney@sfgov.org>
Cc: cloudsrest789@gmail.com <cloudsrest789@gmail.com>

NO on # 201262. Do NOT burden small-time property owners with unnecessary, impractical, harmful , useless legislation that will NOT help tenants or property owners. The proposal is an invasion of privacy and collects information that the City already has in their possession. Thank you.

Karen Y. Wong
San Francisco Native and small-time property owner

----- Forwarded message -----

From: **K cloudsrest** <cloudsrest789@gmail.com>
Date: Mon, Nov 16, 2020 at 10:36 PM
Subject: NO on #201262

To: Major, Erica (BOS) <erica.major@sfgov.org>, Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>, Aaron Peskin <calvin.yan@sfgov.org>, <sandra.fewer@sfgov.org>, <Shamann.Walton@sfgov.org>, <rafael.mandelman@sfgov.org>, <linda.wong@sfgov.org>
Cc: cloudsrest789@gmail.com <cloudsrest789@gmail.com>, Kenton Wong <ahwahnee1927@gmail.com>, Dion wong <wong_dion@hotmail.com>

Dear Board of Supervisors:

I am a district 3 constituent and owner of a small apartment building in the Chinatown/Nob Hill area. I am writing to express my opposition to your proposed legislation requiring a Housing Inventory of rental units in the City. My brothers (co-owners) and I are already suffering huge financial setbacks due to 75% of our tenants having moved out during the pandemic. Legislation such as yours would further increase our economic burden and create added stress at an extremely difficult time. We are native San Franciscans, seniors with multiple disabilities and feel that your proposal unfairly targets those in our category. Allow me to repeat -- we are all having a hard time so why do you want to impose further unnecessary requirements when we are unable to meet our operating expenses and barely able to pay our property taxes????

COSTLY

- Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board, but we don't even know what the cost will be. It's irresponsible to rush through an ordinance which will increase tenants costs, without understanding or studying the actual costs.
- The Ordinance states that the Controller shall calculate the fee and publish it 30 days after the effective date of the ordinance. We ask that the fee be studied and calculated BEFORE the ordinance passes so that both the landlord and tenant community can understand its impact before agreeing to support or oppose the ordinance.
- At a substantially increased cost per unit, the ordinance doesn't bring any tangible, additional benefits for either landlords or tenants. It's important to understand what landlords and tenants are paying for, and what services we will get in return.
- In a year where many tenants and landlords have lost a substantial percentage of their income, now is not the right time to dramatically increase fees.

DRAMATICALLY REASSIGNS A MAJOR CITY DEPARTMENT

- SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.
- If the City would like to dramatically restructure a City Department that tenants and landlords rely on, it should exercise caution, convene stakeholders, and take

all the time it needs to get it right. It should do so in consultation with the Departments involved, and with consideration of the workload required to implement the restructuring.

INVASION of PRIVACY

- Tenants don't want their rental rates to be publicly available or searchable.
- Having "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

BURDENSOME

- LA and a few other cities have a registration system which achieves the stated goal of the SF ordinance, but is much more simplified for owners and tenants to comply with.
- Small Property Owners, and in particular property owners who don't speak English as a first language (or at all) will have particular trouble complying with all the requirements of the ordinance. This is much more complicated than the "Rent Registry" systems in other cities.

UNNECESSARY

- Various City Departments already have much of the data included in the registry. The City already has information on the 172,000 apartments which pay a Rent Board Fee, and already requires landlords with 4+ units to register as a Business. The Department of Building Inspection collects Inspection Fees, DPH collects Vector Control Fees, and the Assessor and Tax Collector have data on the number of units, the Rent Board Fee, and other details like the assessed value of the properties.
- Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants.
- The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no longer relevant or useful.

PROCEDURE/TIMING

- The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT than to give a parting gift to a one-term Supervisor.

Thank you for your time and consideration. Please do NOT allow this proposal to

become law. It is burdensome and unfair and a waste of time and money.

Karen Wong
Mom and Pop Rental Property Owner
mobile #415-992-2489

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Karen
mobile #415-992-2489

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Karen
mobile #415-992-2489

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Karen
mobile #415-992-2489

From: [K cloudsrest](#)
To: [Major, Erica \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Cc: [cloudsrest789@gmail.com](#); [Dion wong](#); [Kenton Wong](#)
Subject: Fwd: NO on #201262
Date: Wednesday, November 18, 2020 10:11:13 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

----- Forwarded message -----

From: **K cloudsrest** <cloudsrest789@gmail.com>
Date: Tue, Nov 17, 2020 at 11:31 AM
Subject: Fwd: NO on #201262
To: Major, Erica (BOS) <erica.major@sfgov.org>, Aaron Peskin <calvin.yan@sfgov.org>, <sandra.fewer@sfgov.org>, <Shamann.Walton@sfgov.org>, <rafael.mandelman@sfgov.org>, <gordon.mar@sfgov.org>, <Hillary.ronen@sfgov.org>, Breed, Mayor London (MYR) <MayorLondonBreed@sfgov.org>, <Matt.Haney@sfgov.org>
Cc: cloudsrest789@gmail.com <cloudsrest789@gmail.com>

NO on # 201262. Do NOT burden small-time property owners with unnecessary, impractical, harmful, useless legislation that will NOT help tenants or property owners. The proposal is an invasion of privacy and collects information that the City already has in their possession. Thank you.

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Date: Mon, Nov 16, 2020 at 10:36 PM
Subject: NO on #201262
To: Major, Erica (BOS) <erica.major@sfgov.org>, Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>, Aaron Peskin <calvin.yan@sfgov.org>, <sandra.fewer@sfgov.org>, <Shamann.Walton@sfgov.org>, <rafael.mandelman@sfgov.org>, <linda.wong@sfgov.org>
Cc: cloudsrest789@gmail.com <cloudsrest789@gmail.com>, Kenton Wong <ahwahnee1927@gmail.com>, Dion wong <wong_dion@hotmail.com>

Dear Board of Supervisors:

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added stress at an extremely difficult time. We are native San Franciscans, seniors with multiple disabilities and feel that your proposal unfairly targets those in our category. Allow me to repeat -- we are all having a hard time so why do you want to impose further unnecessary requirements when we are unable to meet our operating expenses and barely able to pay our property taxes????

COSTLY

- Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board, but we don't even know what the cost will be. It's irresponsible to rush through an ordinance which will increase tenants costs, without understanding or studying the actual costs.
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INVASION of PRIVACY

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- Having "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

BURDENSOME

- LA and a few other cities have a registration system which achieves the stated goal of the SF ordinance, but is much more simplified for owners and tenants to comply with.
- Small Property Owners, and in particular property owners who don't speak English as a first language (or at all) will have particular trouble complying with all the requirements of the ordinance. This is much more complicated than the "Rent Registry" systems in other cities.

UNNECESSARY

- Various City Departments already have much of the data included in the registry. The City already has information on the 172,000 apartments which pay a Rent Board Fee, and already requires landlords with 4+ units to register as a Business. The Department of Building Inspection collects Inspection Fees, DPH collects Vector Control Fees, and the Assessor and Tax Collector have data on the number of units, the Rent Board Fee, and other details like the assessed value of the properties.
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- The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no longer relevant or useful.

PROCEDURE/TIMING

- The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT than to give a parting gift to a one-term Supervisor.

Thank you for your time and consideration. Please do NOT allow this proposal to become law. It is burdensome and unfair and a waste of time and money.

Karen Wong
Mom and Pop Rental Property Owner
mobile #415-992-2489

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Karen
mobile #415-992-2489

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Karen
mobile #415-992-2489

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: No on # 201262
Date: Thursday, November 19, 2020 9:43:57 AM

-----Original Message-----

From: Cecelia Ng <cecelia@californiadelicious.com>
Sent: Wednesday, November 18, 2020 6:45 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: No on # 201262

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I strongly oppose File #201262. Such measures are facing legal challenges from both tenants and owners for violating our privacy, increasing housing costs, and worsening the housing supply as mom-and -pop owners are discouraged from sharing their housing spaces.

Please vote No on file #201262.

Sincerely,
Cecelia Ng
Small property owner

Sent from my iPhone

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: NO on #201262 No Housing Inventory
Date: Thursday, November 19, 2020 9:40:29 AM

From: ieee_vts@sprynet.com <ieeee_vts@sprynet.com>
Sent: Wednesday, November 18, 2020 4:33 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: NO on #201262 No Housing Inventory

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please vote NO on the proposed housing inventory 201262.

We already have sufficient Rent Control guidelines and rules for rent increases, etc. More supervision/rules are unnecessary.

The proposed guidelines would be extra burdensome on us small landlords. And we don't need another unnecessary expense for unnecessary extreme oversight to provide income for the City.

We landlords already do our best to provide good safe housing at a reasonable cost for tenants with a reasonable income for ourselves and covering expenses.

Private information about tenants and finances will become public information under this proposed inventory. Don't do it.

The proposed guidelines will also create division among tenants who (due to rent control) are paying different rents for similar apartments and also harm relations between landlords and tenants.

WE DO NOT NEED AN ADDITIONAL LAYER OF NEW CITY EMPLOYEES. We should be focusing instead on helping our small businesses and small retailers who are the backbone of our communities. They are having to lay people off and some businesses are going under. This is NOT the time to add city workers. City workers are also experiencing smaller workloads in this economy, some of them should be laid off just like the private sector is having to do. (not a popular action but a necessary one—and I haven't heard of a single govt employee anywhere who has been laid off)

Jackie Stephens
(native San Franciscan)
403 Corbett Rd., SF
(650) 961-6841

From: [Marylouise Serrato](#)
To: [Wong, Linda \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: Re: No on #201262- No Housing Inventory
Date: Thursday, November 19, 2020 8:41:09 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am more than appalled that the Budget and Finance Committee recommended approval of the Housing Inventory, or Rent Registry legislation, at yesterday's hearing. When 80% of the calls into the hearing were from individuals who will be affected and who OPPOSED the legislation, yet the committee went forward with approval nonetheless.

What sort of democracy is this? It is now up to the SF Board of Supervisors to make the final call and given the Board's history of being tone deaf to landlords I don't hold out much hope. The SF Board of Supervisors appears to be hell bent on extending all rights to renters and refusing landlords their Constitutional rights.

If this legislation is passed I will do everything humanly possible to remove my units from the market for rental. It appears that if you couldn't get total control over landlords with Prop 21, you are going to find work-arounds such as this legislation. Below are my original thoughts which were sent o you in an email yesterday.

Marylouise Serrato
ml.serrato@me.com

On Nov 17, 2020, at 5:30 PM, Marylouise Serrato <ml.serrato@me.com> wrote:

How much more government control do you want to impose on San Francisco landlords before you turn owning and renting private property into a 100% government controlled enterprise?

This ordinance oversteps the line. Already small landlords are hamstrung by our inability to raise rents to market rates, reducing our ability to make improvements to our properties and in some cases, impeding landlords to even be able to pay existing operating costs for properties. Now you want an inventory of all the properties, issuance of licenses to landlords to control our ability to pass along the meager rent increases that the city does allow, invade our privacy by keeping data on file that can be used at a future date against our Constitutional right to own

private property? How does the detailed knowledge of number of bedrooms, square feet, in a unit help you, if not to be used at some future date to impose new rules and regulations on our rental units?

Have you completely lost your minds? Once you have strangled small landlords to the point where we cannot longer operate, pay our bills, make improvements, who do you think we will sell to? Here is your answer, we will sell to large commercial property owners who will sit out your crazy ordinances and laws, convert units into Condos and other usage, further removing rental apartments from the market. The Rent Board has no need for this information. It already gathers information on landlords with 4+units as do various other city agencies.

Why force landlords to foot the bill to expand the Rent Board for no good reason or, at best, for nefarious ones? There is no justification for the ordinance and again, it simply is being used to stockpile data and increase bureaucracy to further erode the rights of landlords.

This ordinance is costly, unnecessary, an invasion of privacy, burdensome and is only being proposed so that you can slowly chip away at whatever is left of the rights of landlords to own and manage their private property. What is the next ordinance? One that takes away the right to even own private property?

Marylouise Serrato
ml.serrato@me.com

Owner of 1301 Judah Street - apartment complex in your district.

From: [K cloudsrest](#)
To: [Major, Erica \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Cc: [cloudsrest789@gmail.com](#); [Dion wong](#); [Kenton Wong](#)
Subject: Fwd: NO on #201262
Date: Wednesday, November 18, 2020 10:11:13 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

----- Forwarded message -----

From: **K cloudsrest** <cloudsrest789@gmail.com>
Date: Tue, Nov 17, 2020 at 11:31 AM
Subject: Fwd: NO on #201262
To: Major, Erica (BOS) <erica.major@sfgov.org>, Aaron Peskin <calvin.yan@sfgov.org>, <sandra.fewer@sfgov.org>, <Shamann.Walton@sfgov.org>, <rafael.mandelman@sfgov.org>, <gordon.mar@sfgov.org>, <Hillary.ronen@sfgov.org>, Breed, Mayor London (MYR) <MayorLondonBreed@sfgov.org>, <Matt.Haney@sfgov.org>
Cc: cloudsrest789@gmail.com <cloudsrest789@gmail.com>

NO on # 201262. Do NOT burden small-time property owners with unnecessary, impractical, harmful, useless legislation that will NOT help tenants or property owners. The proposal is an invasion of privacy and collects information that the City already has in their possession. Thank you.

Karen Y. Wong
San Francisco Native and small-time property owner

----- Forwarded message -----

From: **K cloudsrest** <cloudsrest789@gmail.com>
Date: Mon, Nov 16, 2020 at 10:36 PM
Subject: NO on #201262
To: Major, Erica (BOS) <erica.major@sfgov.org>, Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>, Aaron Peskin <calvin.yan@sfgov.org>, <sandra.fewer@sfgov.org>, <Shamann.Walton@sfgov.org>, <rafael.mandelman@sfgov.org>, <linda.wong@sfgov.org>
Cc: cloudsrest789@gmail.com <cloudsrest789@gmail.com>, Kenton Wong <ahwahnee1927@gmail.com>, Dion wong <wong_dion@hotmail.com>

Dear Board of Supervisors:

I am a district 3 constituent and owner of a small apartment building in the Chinatown/Nob Hill area. I am writing to express my opposition to your proposed legislation requiring a Housing Inventory of rental units in the City. My brothers (co-owners) and I are already suffering huge financial setbacks due to 75% of our tenants having moved out during the pandemic. Legislation such as yours would further increase our economic burden and create

added stress at an extremely difficult time. We are native San Franciscans, seniors with multiple disabilities and feel that your proposal unfairly targets those in our category. Allow me to repeat -- we are all having a hard time so why do you want to impose further unnecessary requirements when we are unable to meet our operating expenses and barely able to pay our property taxes????

COSTLY

- Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board, but we don't even know what the cost will be. It's irresponsible to rush through an ordinance which will increase tenants costs, without understanding or studying the actual costs.
- The Ordinance states that the Controller shall calculate the fee and publish it 30 days after the effective date of the ordinance. We ask that the fee be studied and calculated BEFORE the ordinance passes so that both the landlord and tenant community can understand its impact before agreeing to support or oppose the ordinance.
- At a substantially increased cost per unit, the ordinance doesn't bring any tangible, additional benefits for either landlords or tenants. It's important to understand what landlords and tenants are paying for, and what services we will get in return.
- In a year where many tenants and landlords have lost a substantial percentage of their income, now is not the right time to dramatically increase fees.

DRAMATICALLY REASSIGNS A MAJOR CITY DEPARTMENT

- SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.
- If the City would like to dramatically restructure a City Department that tenants and landlords rely on, it should exercise caution, convene stakeholders, and take all the time it needs to get it right. It should do so in consultation with the Departments involved, and with consideration of the workload required to implement the restructuring.

INVASION of PRIVACY

- Tenants don't want their rental rates to be publicly available or searchable.
- Having "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

BURDENSOME

- LA and a few other cities have a registration system which achieves the stated goal of the SF ordinance, but is much more simplified for owners and tenants to comply with.
- Small Property Owners, and in particular property owners who don't speak English as a first language (or at all) will have particular trouble complying with all the requirements of the ordinance. This is much more complicated than the "Rent Registry" systems in other cities.

UNNECESSARY

- Various City Departments already have much of the data included in the registry. The City already has information on the 172,000 apartments which pay a Rent Board Fee, and already requires landlords with 4+ units to register as a Business. The Department of Building Inspection collects Inspection Fees, DPH collects Vector Control Fees, and the Assessor and Tax Collector have data on the number of units, the Rent Board Fee, and other details like the assessed value of the properties.
- Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants.
- The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no longer relevant or useful.

PROCEDURE/TIMING

- The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT than to give a parting gift to a one-term Supervisor.

Thank you for your time and consideration. Please do NOT allow this proposal to become law. It is burdensome and unfair and a waste of time and money.

Karen Wong
Mom and Pop Rental Property Owner
mobile #415-992-2489

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Karen
mobile #415-992-2489

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Karen
mobile #415-992-2489

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: IN SUPPORT OF SF RENTAL HOUSING INVENTORY
Date: Wednesday, November 18, 2020 8:25:05 PM

From: Don Misumi <don.misumi@gmail.com>
Sent: Wednesday, November 18, 2020 1:40 PM
To: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Cc: Fregosi, Ian (BOS) <ian.fregosi@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: IN SUPPORT OF SF RENTAL HOUSING INVENTORY

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am a lifelong resident of the Richmond district who is concerned about this community and its future. This concern is reflected by my membership in our local organizations, Richmond District Rising and the West Side Tenants Association, as well as the Richmond District Democratic Club. I have seen disturbing changes in this neighborhood and forces at play that are pushing it towards gentrification and increasing inequities in housing and income. It is with this in mind that I applaud the efforts of Supervisors Fewer, Peskin, Ronen, Haney, Mar, Walton, and Preston for co-sponsoring the legislation to create a Rental Housing Inventory.

I believe that housing is a human right and not a commodity to be traded for profit. There is no way that this city will ever be affordable to working people if housing is only available to the highest bidder. It is imperative that we seek solutions that are not market-driven. But to even take the first step at creating policy alternatives is not possible if we do not even know the scale of the problem. It is absurd that policymakers do not have access to basic information about the existing supply of housing or how it is dynamically impacted by the economy, legislation, or a global pandemic. This is long overdue. A housing inventory is essential to understanding not only the depth of the problem, but how policy and development practices are having an impact. Without this information we are flying blind and enabling narratives to gain foothold that have no basis in fact. Let's make responsible decisions based on real data. To do otherwise is to ignore the public good and serve private masters. The Rental Housing Inventory is important legislation and we must pass it NOW.

Don Misumi
426 7th Ave

From: stevejwilson@aol.com
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: YES on #201262 - Rent Registry Legislation
Date: Wednesday, November 18, 2020 7:23:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I'm writing to you today to express my support for Ordinance #201262, the Rent Registry Legislation.

Opponents say that neither tenants nor housing providers want rental rates to be publicly available or searchable, and that providing "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

This opponents argument is unfounded and disingenuous: homeowners and landlords already exist with the same type of living expense stabilization and price disparity transparency that this ordinance would help to establish for renters, without animosity. The sale price of real estate in CA is public information, and many current homeowners have paid a much higher price for their home than their neighbor. This price and expense disparity among homeowners and landlords is also evident with property taxes in CA; many people pay much lower property taxes (via Prop 13) than their more recent neighbors.

Homeowners, renters, and landlords can live without animosity, while also realizing and accepting that more recent residents will most likely be paying a higher price in terms of both sale price, and in terms of rental value; this is nothing new for California.

What's good for property owners (expense stabilization through Prop 13 and fixed-rate mortgages), should also be extended to renters; the very class of people that need expense stabilization more than anyone.

Kind regards,

Stephen Wilson
Broker Associate, RAA
Corcoran Global Living
415.305.5642
Lic# 01492741
www.PreferredRealtyGroup.com

From: [Cecelia Ng](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on # 201262
Date: Wednesday, November 18, 2020 6:45:06 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I strongly oppose File #201262. Such measures are facing legal challenges from both tenants and owners for violating our privacy, increasing housing costs, and worsening the housing supply as mom-and -pop owners are discouraged from sharing their housing spaces.

Please vote No on file #201262.

Sincerely,
Cecelia Ng
Small property owner

Sent from my iPhone

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: Stefani:"No on #201262- No Housing Inventory"
Date: Wednesday, November 18, 2020 4:15:53 PM

From: Helen Lew <hellew30@gmail.com>
Sent: Wednesday, November 18, 2020 3:37 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Stefani:"No on #201262- No Housing Inventory"

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

As owners we object to this blatant attack on the privacy of tenants and landlords. The intent of rent registry is a mystery,
And unconstitutional. As a landlord we wish for less interference by the city, not more. Thank you.

Sent from [Mail](#) for Windows 10

From: [Dion W.](#)
To: [Major, Erica \(BOS\); aaron.peskin@sfgove.org; Yan, Calvin \(BOS\); Fewer, Sandra \(BOS\); Walton, Shamann \(BOS\); Mandelman, Rafael \(BOS\)](#)
Cc: [cloudsrest789@gmail.com; Kenton Wong](#)
Subject: NO on #201262
Date: Tuesday, November 17, 2020 12:23:27 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors:

I am a district 3 constituent and co-owner of an apartment building on Nob Hill. I am writing to express my strong opposition to your proposed legislation requiring a Housing Inventory of rental units in the City. You ALREADY have much of this information in the City's tax roll. My siblings and I are already suffering huge financial setbacks because 75% of our tenants have relocated due to the pandemic and its economic effects. This proposed legislation will simply increase our economic burden and create additional stress in these difficult times. All three of us are seniors with underlying health problems and think that this legislation are singling out those in our category among others. I ask again -- why are you making things more difficult by imposing useless requirements when we are encountering problems just paying operating expenses and property taxes? (I don't know of any other city in the USA that is doing this in this way.

There are many reasons the Board should not go forward with this proposal:

COSTLY

It will increase fees both tenants and landlords pay to the Rent Board and we don't even know the final cost. Have you taken the time to determine this?
What benefits will tenants and landlords obtain from this?
With the pandemic continuing, it is irresponsible to add increases.

DRAMATIC CHANGE THE PURPOSE OF THE RENT BOARD

The Rent Board provides valuable services to the tenants and landlords of San Francisco. They are already burdened with many duties, why do you want to put additional burdens on them to the point where they could not function efficiently? Therefore consult with them and see what services they are already doing.

INVASION OF PRIVACY

Tenants do NOT want their rents to be publicly published and because Rent Control already

created inequality in rental rates and this will simply lead to more adversarial tenant/landlord relationship.

BURDENSOME

Small property owners, and especially non-fluent English speakers will have trouble understanding and therefore complying with these requirements.

A few other cities have registration systems but is much more simplified to comply with.

UNNECESSARY

Much of the information to be part of the law is ALREADY in the hands of the City. I am referring to buildings with 4 or more units registered as a Business.

Existing Rent Board procedures work well to handle tenant/landlord relationship and disputes.

Proposition 21 failed, therefore much of the required information is no longer relevant or needed. State laws override city laws.

PROCEDURE/TIMING

This proposal is too complicated to rush through. Why aren't there meaningful discussions with the various groups involved before the Board of Supervisors act on it? It seems it is being pushed to meet some non-existent deadline. It is more important to make this fair and correct rather than give a farewell gift to a one-term supervisor.

Thank you for taking the time to consider these thoughts. DO NOT allow this proposal to become law. It is inefficient, burdensome, unfair and a total waste of money and time.

Dion Wong

District 3 property owner

415.533.2959

From: [K.cloudsrest](#)
To: [Major, Erica \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Ronen, Hillary](#); [Breed, Mayor London \(MYR\)](#); [Haney, Matt \(BOS\)](#)
Cc: cloudsrest789@gmail.com
Subject: Fwd: NO on #201262
Date: Tuesday, November 17, 2020 11:32:07 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

NO on # 201262. Do NOT burden small-time property owners with unnecessary, impractical, harmful, useless legislation that will NOT help tenants or property owners. The proposal is an invasion of privacy and collects information that the City already has in their possession. Thank you.

Karen Y. Wong
San Francisco Native and small-time property owner

----- Forwarded message -----

From: **K cloudsrest** <cloudsrest789@gmail.com>
Date: Mon, Nov 16, 2020 at 10:36 PM
Subject: NO on #201262
To: Major, Erica (BOS) <erica.major@sfgov.org>, Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>, Aaron Peskin <calvin.yan@sfgov.org>, <sandra.fewer@sfgov.org>, <Shamann.Walton@sfgov.org>, <rafael.mandelman@sfgov.org>, <linda.wong@sfgov.org>
Cc: cloudsrest789@gmail.com <cloudsrest789@gmail.com>, Kenton Wong <ahwahnee1927@gmail.com>, Dion wong <wong_dion@hotmail.com>

Dear Board of Supervisors:

I am a district 3 constituent and owner of a small apartment building in the Chinatown/Nob Hill area. I am writing to express my opposition to your proposed legislation requiring a Housing Inventory of rental units in the City. My brothers (co-owners) and I are already suffering huge financial setbacks due to 75% of our tenants having moved out during the pandemic. Legislation such as yours would further increase our economic burden and create added stress at an extremely difficult time. We are native San Franciscans, seniors with multiple disabilities and feel that your proposal unfairly targets those in our category. Allow me to repeat -- we are all having a hard time so why do you want to impose further unnecessary requirements when we are unable to meet our operating expenses and barely able to pay our property taxes????

COSTLY

- Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board, but we don't even know what the cost will be. It's irresponsible to rush through an ordinance which will increase tenants costs, without understanding or studying the actual costs.
- The Ordinance states that the Controller shall calculate the fee and publish it 30

days after the effective date of the ordinance. We ask that the fee be studied and calculated BEFORE the ordinance passes so that both the landlord and tenant community can understand its impact before agreeing to support or oppose the ordinance.

- At a substantially increased cost per unit, the ordinance doesn't bring any tangible, additional benefits for either landlords or tenants. It's important to understand what landlords and tenants are paying for, and what services we will get in return.
- In a year where many tenants and landlords have lost a substantial percentage of their income, now is not the right time to dramatically increase fees.

DRAMATICALLY REASSIGNS A MAJOR CITY DEPARTMENT

- SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.
- If the City would like to dramatically restructure a City Department that tenants and landlords rely on, it should exercise caution, convene stakeholders, and take all the time it needs to get it right. It should do so in consultation with the Departments involved, and with consideration of the workload required to implement the restructuring.

INVASION of PRIVACY

- Tenants don't want their rental rates to be publicly available or searchable.
- Having "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

BURDENSOME

- LA and a few other cities have a registration system which achieves the stated goal of the SF ordinance, but is much more simplified for owners and tenants to comply with.
- Small Property Owners, and in particular property owners who don't speak English as a first language (or at all) will have particular trouble complying with all the requirements of the ordinance. This is much more complicated than the "Rent Registry" systems in other cities.

UNNECESSARY

- Various City Departments already have much of the data included in the registry. The City already has information on the 172,000 apartments which pay a Rent Board Fee, and already requires landlords with 4+ units to register as a

Business. The Department of Building Inspection collects Inspection Fees, DPH collects Vector Control Fees, and the Assessor and Tax Collector have data on the number of units, the Rent Board Fee, and other details like the assessed value of the properties.

- Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants.
- The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no longer relevant or useful.

PROCEDURE/TIMING

- The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT than to give a parting gift to a one-term Supervisor.

Thank you for your time and consideration. Please dO NOT allow this proposal to become law. It is burdensome and unfair and a waste of time and money.

Karen Wong
Mom and Pop Rental Property Owner
mobile #415-992-2489

--

Karen
mobile #415-992-2489

From: [Melissa Moran](#)
To: [Walton, Shamann \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Wong, Linda \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Wednesday, November 18, 2020 3:37:19 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Fewer, Supervisor Walton, Supervisor Mandelman and Ms. Wong:

I am a tenant living in the Inner Richmond neighborhood of San Francisco. I am also a landlord and own rental property in District 8 (the Castro).

I see both sides of the landlord-tenant equation and I **strongly** oppose the proposed Housing Inventory ordinance.

It is an unnecessary piece of legislation that is extremely intrusive and I urge you not to move forward with this ordinance.

Regards,
Melissa

Melissa Montgomery
415.827.3978 (cell)
mm@wgre.com

From: [Mark Peschel](#)
To: [Mandelman, Rafael \(BOS\)](#)
Cc: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Rent Registry"
Date: Wednesday, November 18, 2020 2:06:58 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors, my family has lived in San Francisco since 1971 and are small landlords.

I wanted to express my opposition to this legislation - it has been fast-tracked through the process and

I think it needs more input from all parties involved. I also feel that this ordinance is very burdensome

to implement and oversee that Rent Board Staff will not be able to handle other rent board services

which are so necessary to the tenant and landlord community which have real benefits in the everyday

lives of San Franciscans. In addition, there are major privacy concerns when it comes to this legislation.

I feel that this is being rushed through the process without substantial input from either group

which is harmful and unnecessary - particularly because the ordinance does not become effective until

almost 2 years from now. It's more important to get this huge piece of legislation RIGHT.

Thank you very much for your consideration.

Mark Peschel & Family

WIRE FRAUD WARNING: Do not respond to ANY wire instructions that appear to be from me or anyone at Corcoran Global Living. They are likely to be an attempt to steal your money. Coordinate all wire transfers via phone conversation with your escrow officer.

This email may be confidential. If you are not the intended recipient, please notify me immediately and delete this copy from your system.

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From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: AGAINST - 12. 201262 [Administrative Code - Housing Inventory]
Date: Wednesday, November 18, 2020 1:50:51 PM

From: evelynG@mail.com <evelynG@mail.com>
Sent: Wednesday, November 18, 2020 10:11 AM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>
Subject: AGAINST - 12. 201262 [Administrative Code - Housing Inventory]

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Mayor and BOS and Supervisor Stefani -

VOTE NO.

Your housing inventory is an egregious attack on personal privacy and private property rights. The stated purpose is to "track landlord-tenant relationships, inspect and investigate housing services and rents, and better administer the rent ordinance...and identify vacancies" for good Samaritan purposes. To what end?

You don't fool anyone with your stated purpose. This is a Trojan Horse with hidden endings.

Sincerely,
Evelyn Graham | Marina District resident

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: UC Hasting's Law Student in Support of SF Rental Housing Inventory!
Date: Wednesday, November 18, 2020 1:45:26 PM
Attachments: [Outlook- var folde.png](#)

From: Cavalho, Rosamaria <rosamariacavalho@uchastings.edu>
Sent: Wednesday, November 18, 2020 11:55 AM
To: BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Cc: cynthia@hrcsf.org
Subject: UC Hasting's Law Student in Support of SF Rental Housing Inventory!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mayor Breed, Supervisors and aides,

My name is Rosamaria Cavalho, a second-year law school student at UC Hastings and longtime housing rights advocate. I, as a former resident of District 6, and current resident of District 5, and addressing this board to show my support and urge you all to support the Rental Housing Inventory.

Thank you Supervisors Fewer, Yee, Peskin, Ronen, Haney, Mar, Walton, Preston for already co-sponsoring this legislation. We are in strong support of the City having better information about our rental units, this is valuable city government infrastructure that other cities already have. El Cerrito, Berkeley, LA, and Santa Monica all have existing inventories while the City of Richmond is currently in the process of creating one. As the fourth largest city in the state, an inventory of our citywide rental housing is something that SF needs as well.

We need more complete data to understand the depth and nature of our affordability crisis -- simply knowing what average market-rate rents are is not enough. According to the last inventory of our citywide rental housing stock, 30,000 units sit vacant. Data about occupancy and rents are collected during the Census American Community Survey process, which only happens every 5 years. And that data is not necessarily complete either. This kind of rental housing inventory data gathered by private real estate investors is already being used to maximize profits for banks and realtors as rents continue to rise. Our city policymakers and the general public are left in the dark about this important information.

A Housing Inventory would lead to a more equitable housing market for both tenants and landlords. Landlords and tenants can both find tenant protections and rules confusing. Both parties will benefit from active outreach to all housing occupants by the City if/when rules change. More complete data on the citywide rental housing stock will help ensure safe and habitable standards are consistent,

inform policy decisions and illuminate ways to make better and more equitable use of developable land to address housing needs, and long term preservation and affordability of the existing citywide housing stock.

SF Housing Inventory, now!

Best,

Rosamaria Cavalho

Co-President, La Raza Law Students Association

J.D. Candidate | Class of 2022

(209) 480-0948 | rosamariacavalho@uchastings.edu

Pronouns: she/her/hers

The views expressed are solely my own and do not represent any entity, organization or group with which I am affiliated unless expressly so stated.



UC HASTINGS
COLLEGE OF THE LAW
EST. 1878

From: jbentdel@comcast.net
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262-Housing Invento - etc.
Date: Wednesday, November 18, 2020 1:44:45 PM

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yet another absurd idea by a group of ignorant, self-absorbed, attention grabbers and wanna-be's, NOT truly concerned elected officials that have a desire to represent the population in an overall fairness, but simply their need for self realization and their greed for votes! they take the easy road - its easy to foist more and more on "rich" landlord's so those that have less can get in on the benefits; let's delegate or mandate that all become our brother's keeper - and supporter!

we, as the elected officials representing the populace KNOW whats good for all - NO DIFFERENT a mentality than TRUMP, except at the other end of the spectrum - we will delegate what we feel behooves our personal goals the most.

WHY would the city need to know everything about every tenant - why does government have the need to know more and more about individuals? there is no defensible explanation as to why more and more personal has to be reported to government.

I have spoken to renters about this and they DO NOT want any more personal info about them and their living arrangements than are truly necessary for the effective and just running of government.

The proposer(s) need to wake-up and focus on issues of greater scale and real merit, rather than trying to prance around like a cockeral or rooster broadcasting their sincerity and care for all their brother citizens, while still knocking down a good salary and basking in their need for '15 minutes of fame' to assuage feelings of an otherwise sad existences. How many of these individual bearers of right just refuse a salary and donate their time on the Board of Supervisors - they certainly can do this for the benefit of the overall good if they are so very concerned, while simultaneously cavalierly commit other people's livelihood to their cause.

its time we see some of these elected officials for what they REALLY: self-righteous, self-absorbed, attention-seekers, and ego-enhanced seekers,

Governance need indeed be revised and reviewed with sensible, functional, achievable, renewable goals that benefit the most while at the same time infringing on the least number.

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: Support of a SF Rental Housing Inventory!
Date: Wednesday, November 18, 2020 1:41:49 PM

From: Evelyn Posamentier <eposamentier@yahoo.com>
Sent: Wednesday, November 18, 2020 12:10 PM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>
Cc: BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: Support of a SF Rental Housing Inventory!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mayor Breed, Supervisors and aides,

I am writing on behalf of the Housing Rights Committee in support of the Rental Housing Inventory.

Thank you Supervisors Fewer, Yee, Peskin, Ronen, Haney, Mar, Walton, Preston for already co-sponsoring this legislation. We are in strong support of the City having better information about our rental units, this is valuable city government infrastructure that other cities already have. El Cerrito, Berkeley, LA, and Santa Monica all have existing inventories while the City of Richmond is currently in the process of creating one. As the fourth largest city in the state, an inventory of our citywide rental housing is something that SF needs as well.

We need more complete data to understand the depth and nature of our affordability crisis -- simply knowing what average market-rate rents are is not enough. According to the last inventory of our citywide rental housing stock, 30,000 units sit vacant. Data about occupancy and rents are collected during the Census American Community Survey process, which only happens every 5 years. And that data is not necessarily complete either. This kind of rental housing inventory data gathered by private real estate investors is already being used to maximize profits for banks and realtors as rents continue to rise. Our city policymakers and the general public are left in the dark about this important information.

A Housing Inventory would lead to a more equitable housing market for both tenants and landlords. Landlords and tenants can both find tenant protections and rules confusing. Both parties will benefit from active outreach to all housing occupants by the City if/when rules change. More complete data on the citywide rental housing stock will help ensure safe and habitable standards are consistent, inform policy

decisions and illuminate ways to make better and more equitable use of developable land to address housing needs, and long term preservation and affordability of the existing citywide housing stock.

SF Housing Inventory, now!

Best,

Evelyn Posamentier
Housing Rights Committee counselor

From: danpan168@gmail.com
To: [Wong, Linda \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: Please vote No on file #201262!
Date: Wednesday, November 18, 2020 1:41:09 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I strongly oppose File #201262. Such measures are facing legal challenges from both tenants and owners for violating our privacy, increasing housing costs, and worsening the housing supply as mom-and -pop owners are discouraged from sharing their housing spaces.

Please vote No on file #201262.

Sincerely,
Dan Pan
Small property owner

From: [Cecelia Ng](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Please No on 201262
Date: Wednesday, November 18, 2020 1:08:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors linda

I strongly oppose File #201262. Such measures are facing legal challenges from both tenants and owners for violating our privacy, increasing housing costs, and worsening the housing supply as mom-and -pop owners are discouraged from sharing their housing spaces.

Please vote No on file #201262.

Sincerely,
Cecelia Ng
Small property owner Sent from my iPhone

From: [Cindy Lee](#)
To: [Fewer, Sandra \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Yee, Norman \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: NO on 201262 - Housing Inventory
Date: Wednesday, November 18, 2020 1:08:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisors and specifically Supervisor Fewer,

I OPPOSE ITEM #12 - 201262- Housing Inventory Ordinance on today's Nov. 18 Budget and Finance Committee agenda. I am YOUR CONSTITUENT, a native San Franciscan who has lived in the Richmond District for over 50 decades and I own a small rental property here. **I strongly oppose the Board's misdirected decision to push this piece of ordinance that would hurt not only small property owners, but tenants as well.** This ordinance is burdensome and procedurally onerous to all parties and is an invasion of privacy to both tenants and property owners.

This rental registry will not only be expensive for small property owners, but it is much too broad relative to registries in other cities. **My children are also renters in San Francisco and they do not want their rents published in a public forum.** How much one pays for rent is a private matter and should not be broadly accessible to the public.

The Board should instead create a stakeholder working group with relevant constituents, tenants, and property owners alike to more thoughtfully approach and evaluate any potential rental registry.

As a first generation San Franciscan, I am already financially struggling from the mass exodus of renters. My unit is barely staying afloat as a result of COVID. **Imposing this ordinance without proper community engagement is reckless and thumbing your nose at your very own constituents.**

I STRONGLY OPPOSE ITEM #12- 201262- Housing Inventory Ordinance.

Thank you,

Cindy Lee

From: [Albert Lee](#)
To: [Fewer, Sandra \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Yee, Norman \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 1:05:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisors and specifically Supervisor Fewer,

I OPPOSE ITEM #12 - 201262- Housing Inventory Ordinance on today's Nov. 18 Budget and Finance Committee agenda. I am YOUR CONSTITUENT, a native born and raised San Franciscan who has lived in the Richmond District for over 25 years and I now live in Mount Davidson Manor District for over 15 years. I own a few small rental properties here in Twin Peaks, Richmond and the Sunset districts. **I strongly oppose the Board's misdirected decision to push this piece of ordinance that would hurt not only small property owners, but tenants as well.** This ordinance is burdensome and procedurally onerous to all parties and is an invasion of privacy to both tenants and property owners.

This rental registry will not only be expensive for small property owners, but it is much too broad relative to registries in other cities. **Many of my family members are also renters in San Francisco and they do not want their rents published in a public forum.** How much one pays for rent is a private matter and should not be broadly accessible to the public.

The Board should instead create a stakeholder working group with relevant constituents, tenants, and property owners alike to more thoughtfully approach and evaluate any potential rental registry.

As a first generation San Franciscan, I am already financially struggling from the mass exodus of renters. I have lowered rents for my tenants and my rental units are barely staying afloat as a result of COVID. **Imposing this ordinance without proper community engagement is reckless and thumbing your nose at your very own constituents.**

I STRONGLY OPPOSE ITEM #12- 201262- Housing Inventory Ordinance.

Thank you,

Albert Lee

From: [Patricia Nguyen](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 1:04:31 PM

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Dear the Board,

I am a new landlord in San Francisco and I am opposed the ordinance because there needs to be more study as this will impact us tenants and landlords greatly. And, there is enough fee and penalties from SF rent board, there is no need to collect more from us - especially, we are in Covid-19. Thank you for reading.

Regards,

Patricia Nguyen

From: [Noel Vaughan](#)
To: [Wong, Linda \(BOS\)](#)
Subject: 21262
Date: Wednesday, November 18, 2020 12:55:28 PM

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NO ON 21262- HOUSING INVENTORY

From: [Austin Luke](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 12:49:03 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Linda,

I am a 25-year resident of SF and a property owner in the Mission District. I am writing to express my opinion on 201262 -- I believe this is a step in the wrong direction. It is an invasion of privacy and unnecessary. There is already an excessive amount of regulation burdening small property owners in the city and no more is needed.

Thank you for your time,
Austin Luke

From: [Dianna Ariani](#)
To: [Wong, Linda \(BOS\)](#)
Cc: [Margaret Ariani](#)
Subject: "No on 201262- Housing Inventory"
Date: Wednesday, November 18, 2020 12:33:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Wong,

I am writing to ask that you please not enact 201262 - Rent Registry/Housing Inventory Legislation.

I am a small time property owner/manager and already feel over-burdened with legislation. The property that I manage, an apartment building in the tenderloin, is rent controlled and listed as historical. All three designations require detailed regulation understanding, and considerations for tenant safety and fairness. I follow the rent-board's regulations and do not mind adhering to rules that allow tenants to stay in place with reasonable rents. Half of my tenants have lived for 10 plus years in their apartments and I strive to provide them with housing that is clean and functional.

Over the last several years new legislation has required landlords to conform to several new regulations surrounding: bed-bug addendums, fire safety instruction, soft-story retrofits, etc., and most recently, covid-19 financial assurances. Presently, I have several vacancies despite dropping rents by 25%, and cannot find interested tenants.

New regulations on landlords is not needed, especially now! Please do not enact 201262.

Thank you,
Dianna Ariani

From: [John Yen Wong](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262 - No to Rent Registry
Date: Wednesday, November 18, 2020 12:13:42 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Linda Wong

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

In addition, there are major privacy concerns when it comes to this legislation. Neither tenants nor housing providers want rental rates to be publicly available or searchable. Providing "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT.

If this legislation does move forward, I believe that it should include the following amendments:

- Allow for a Tiered, Phase-In Process beginning in July 2022. Start with small landlords, who have less data to compile and submit.
- Ordinance must give equal access to landlords and tenants. One party shouldn't have more access (or access to less redacted information) than the other.

- Any information or data about one group (IE Tenants) that gets redac

John Yen Wong, CRB
CalBRE #00811648

eXp Realty
Real Estate Company in the Cloud

johnyenwong@gmail.com
(415) 999-8133

Founding Chairman, AREAA
2004 National President, CRB
2005 President, San Francisco AOR

From: [Bob Smith](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Wednesday, November 18, 2020 12:11:01 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Linda Wong

I live in and own a building in Bernal Heights.

I am very much against ordinance #201262

There are many reasons:

COSTLY

- Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board, but we don't even know what the cost will be. It's irresponsible to rush through an ordinance which will increase tenants costs, without understanding or studying the actual costs.
- The Ordinance states that the Controller shall calculate the fee and publish it 30 days after the effective date of the ordinance. We ask that the fee be studied and calculated BEFORE the ordinance passes so that both the landlord and tenant community can understand its impact before agreeing to support or oppose the ordinance.
- At a substantially increased cost per unit, the ordinance doesn't bring any tangible, additional benefits for either landlords or tenants. It's important to understand what landlords and tenants are paying for, and what services we will get in return.
- In a year where many tenants and landlords have lost a substantial percentage of their income, now is not the right time to dramatically increase fees.

DRAMATICALLY REASSIGNS A MAJOR CITY DEPARTMENT

- SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.
- If the City would like to dramatically restructure a City Department that tenants and landlords rely on, it should exercise caution, convene stakeholders, and take

all the time it needs to get it right. It should do so in consultation with the Departments involved, and with consideration of the workload required to implement the restructuring.

INVASION of PRIVACY

- Tenants don't want their rental rates to be publicly available or searchable.
- Having "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

BURDENSOME

- LA and a few other cities have a registration system which achieves the stated goal of the SF ordinance, but is much more simplified for owners and tenants to comply with.
- Small Property Owners, and in particular property owners who don't speak English as a first language (or at all) will have particular trouble complying with all the requirements of the ordinance. This is much more complicated than the "Rent Registry" systems in other cities.

UNNECESSARY

- Various City Departments already have much of the data included in the registry. The City already has information on the 172,000 apartments which pay a Rent Board Fee, and already requires landlords with 4+ units to register as a Business. The Department of Building Inspection collects Inspection Fees, DPH collects Vector Control Fees, and the Assessor and Tax Collector have data on the number of units, the Rent Board Fee, and other details like the assessed value of the properties.
- Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants.
- The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no longer relevant or useful.

PROCEDURE/TIMING

- The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—

particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT than to give a parting gift to a one-term Supervisor.

SUGGESTED AMENDMENTS

- Allow for a Tiered, Phase-In Process beginning in July 2022. Start with small landlords, who have less data to compile and submit.
- Ordinance must give equal access to landlords and tenants. One party shouldn't have more access (or access to less redacted information) than the other.
- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).
- The City should take its time to get this ordinance right, and should consult with the Landlord and Tenant communities before passing a Housing Inventory into law.

Sincerely,

Robert Smith

From: [James Wavro](#)
To: [Wong, Linda \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 12:05:16 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Linda and Rafael,

Quite simply, this proposed legislation is a huge invasion of privacy for all parties involved.

This is a far reaching and expensive way to try to solve housing affordability.

The unintended consequences of this legislation will be many including but not limited to the opportunity for a small group of government bureaucrats to mandate how owners and tenants use their homes.

Some others:

- fines for not renting an available unit
- create conflict between master tenants and subsequent occupants
- personal information of the parties being publicly expose

I'm available for questions.

Best, James

James Wavro
Managing Broker
(415)509-3456
www.jwavro.com
DRE #01258446

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From: [George Young](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262-No Housing Inventory
Date: Wednesday, November 18, 2020 11:59:33 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Wong,

I am an owner of two (2) rental units in the inner sunset. The 2 units has been vacated since June of this year. I respectfully to ask you to vote no on #201262-no Housing Inventory for the following reasons:

1. Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board, but we don't even know what the cost will be. It's irresponsible to rush through an ordinance which will increase tenants costs, without understanding or studying the actual costs.
2. In a year where many tenants and landlords have lost a substantial percentage of their income, now is not the right time to dramatically increase fees.3If the City would like to dramatically restructure a City Department that tenants and landlords rely on, it should exercise caution, convene stakeholders, and take all the time it needs to get it right. It should do so in consultation with the Departments involved, and with consideration of the workload required to implement the restructuring.
3. Having "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.Small Property Owners, and in particular property owners who don't speak English as a first language (or at all) will have particular trouble complying with all the requirements of the ordinance. This is much more complicated than the "Rent Registry" systems in other cities.
4. Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants.
5. The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no.
6. The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT than to give a parting gift to a one-term Supervisor.
7. The City should take its time to get this ordinance right, and should consult with the Landlord and Tenant communities before passing a Housing Inventory into law.

In view of the above, I respectfully to ask you to vote no on #201262-no Housing Inventory.
Thank you.

Sincerely,

George Young

From: [Mark Sondag](#)
To: [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Wednesday, November 18, 2020 11:57:40 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Rafael,

My name is Mark Sondag. I live at 1032A Guerrero Street and own one rental property in SF. I am retired and on a fixed income.

I object to the proposed Housing Inventory Ordinance (Special Order- Agenda Item #12- Housing Inventory) for the following reasons:

The ordinance has a significant increase to the fees that tenants and landlords pay each year to the Rent Board, but we don't even know what the cost will be. It's irresponsible to rush through an ordinance which will increase tenant's and rental property owner's costs, without understanding or studying what those actual costs. As written the fees will be calculated and published 30 days after the effective date of the ordinance. I would ask that the fee be studied and calculated BEFORE the ordinance passes so that the landlord and tenant community can both understand its impact before having to decide to support or oppose the ordinance.

With substantially increased cost per unit, the ordinance doesn't bring any tangible additional benefits for either landlords or tenants. I certainly want to know what I am being asked to pay for and what services, if any, I will receive in return. Increased costs for landlords and tenants following a year in which I personally - like almost all others - have experienced loss of income is not the right time to dramatically increase fees.

I also oppose the proposed ordinance because the proposed Rent Registry is much more invasive and goes much farther than Rent Registries in other Cities. Tenants don't want their rental rates to be publicly available or searchable. Further, having "who pays what" as publicly available information is likely to sow "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and would contribute to an adversarial landlord/tenant relationship. SF voters passed a Privacy First Policy just two years ago, but this ordinance makes public very private personal information.

I also oppose the ordinance because it is unnecessarily burdensome. Los Angeles and a few other cities have a registration system which achieves the stated goal of the SF ordinance, but is much more simplified for owners and tenants to comply with. As a small property owner who personally manages my rental, I anticipate that I will have particular trouble complying with all the requirements of the ordinance. What is proposed is much more complicated than rent registry systems in other cities.

Finally, I oppose the ordinance because it is unnecessary. Various City Departments already have much of the data included in the registry. The City already has information on the 172,000 apartments which pay a Rent Board Fee, and already

requires landlords with 4+ units to register as a Business.

The Department of Building Inspection collects Inspection Fees, DPH collects Vector Control Fees, and the Assessor and Tax Collector have data on the number of units, the Rent Board Fee, and other details like the assessed value of the properties. Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants.

The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no longer relevant.

The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT than to give a parting gift to a one-term Supervisor.

If the ordinance were to be considered for passage, I would suggest the following amendments:

- Allow for a Tiered, Phase-In Process beginning in July 2022. Start with large landlords who have staff available to compile and submit the requested data.
- Ordinance must give equal access to landlords and tenants. One party shouldn't have more access (or access to less redacted information) than the other. Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

--

Mark Sondag
1032A Guerrero Street
San Francisco, CA 94110
415-206-1911
415-503-8535

From: [Eli Davidson](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 11:49:48 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

This is a horrible idea and does nothing to support tenants or landlords. It will only drastically increase the cost and size of government at a time when our resources should be directed to more pressing issues.

Eli Davidson

From: [Nancy Lange](#)
To: [Preston, Dean \(BOS\)](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: No on 201262
Date: Wednesday, November 18, 2020 11:48:40 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Dean Preston,

I am a small apartment owner (3 units) in your district. I have owned the building since 1988. I oppose the Rent Registration Ordinance. I have been a landlady since 1980 here in SF. I have watched for 40 years the changes in rent control rules and continued restrictions and regulations placed on small apartment owners.

This new proposed Rent Registry is one more onerous burden on landlords like me. I am already on my knees with the Covid situation and this only reinforces again how difficult it is to run a small business here in the city.

I am not a big landlord; just a 67 year old single woman. I cannot continue to provide nice housing here to citizens of SF... I am already at my wits end. The timing of this new potential regulation is TOO MUCH, on top of everything else.

Please oppose 201262.

Nancy Lange

From: [Frank Lockary](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262-Housing Inventory
Date: Wednesday, November 18, 2020 11:48:28 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [John O'Sullivan](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Vote no on rent registry
Date: Wednesday, November 18, 2020 11:48:08 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms Wong,

I have multiple units in San Francisco and several are currently vacant due to Covid related. Also have remaining tenants asking for rent decreases.

I vote no on rent registration at this time partly believe it's being rushed thru committee without being fully vetted for landlords/tenants not to mention being burdensome/adding costs to units.

This is not the time to increase fees to businesses during a pandemic making an already difficult situation worse. Please vote no on this unnecessary ordinance. Already have an abundance of rent control laws via SF board of supervisors & David Chiu w/California!

From: [chealey](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Creation of a Rent Registry
Date: Wednesday, November 18, 2020 11:33:18 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Wong, I write as an owner of one building having two flats, one of which I've owned (as a TIC) and lived in for the past 37 years, and the other I bought when my TIC partner passed. I rent this upper flat to tenants in order to partially cover the large mortgage and the six-fold increase in property taxes from buying the upper flat. I have serious concerns about the loss of privacy involved in a public report of my ownership, square footage, and occupancy, which could invite hackers, title thieves and even burglars to the property. It is not easy using online searches to identify the owner of a property now that the Tax Assessor no longer puts that on its website, and occupants are not identified.

This new ordinance creating a "rent registry", is unnecessary and particularly burdensome during this pandemic where so many landlords have lost rent that they may never recover. Please do not rush this new ordinance through; take time to properly consider all of the impacts and not just how it favors tenants. I understand that the information sought to be maintained in a public "rent registry" is already available to them.

Creating a readily accessible public Rent Registry will create antagonism and conflict among tenants of larger apartment buildings, as they see that those who have been there for 20+ years pay one-fourth or less what those who moved in last year are paying. Such information is not so readily available to the public at this time.

Please look at the rent registries of other counties in California to see what models are working well with minimal impact on tenants or landlords before deciding on all of the provisions of the new ordinance, and try not to make SF's rules more onerous than they already are for landlords.

I know that the square footage for my flat is about 1150 and the square footage of the upper flat is about 1250 but only because those are the numbers used on the sales documents. No one has ever actually measured the square footage. But if the tenants were to measure the exact footage of their flat and find that it is actually only 1225 square feet, will that create a right of action in the tenants to reduce their rent due to my fraud or misrepresentation? Will the ordinance give the landlords the right to send in surveyors (\$\$\$) to get an accurate square footage count? There are undoubtedly other unforeseen consequences.

The SF Rent Board is one of the most powerful Boards in the City already. Does it really need to become even more powerful? Tenants in SF are already very well protected and have many advocates.

If you keep adding new burdens on the landlords of the City, you will drive down your stock of available housing as landlords move to sell their rental property to multiple owners in TICs rather than rentals. Already a lot of housing stock is lost to Air B & B.

Please do not pass this ordinance at this time. Thank you for listening to my point of view.

Sincerely,

Carol Healey

11/18/20

From: [Rita](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262
Date: Wednesday, November 18, 2020 11:27:42 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Supervisors & Budget/Finance Committee

Why are you working so diligently to eliminate and eradicate small building owners?

You don't know SF tenants - they are very private. Currently there us a MASS EXODUS.

The city has approved construction of thousands of new apartment buildings. Why are you targeting the rest of us that do not have a full time staff to answer questions for which you already have answers? We don't have to e to spin our wheels- we are trying to survive.

This is a bad ordinance, it's duplicative in so many areas, it's an invasion of privacy, it will cost an inordinate amount of yet to be determined money.

Is this a building block to taking over my property?

This is a bad ordinance.

Rita Fontana

Ws6347@earthlink.net

Sent from my iPhone

From: [Devon Johnson](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 11:24:58 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I am writing to say that I am strongly opposed to the ordinance requiring an apartment inventory. I am a small landlord and this creates a substantial burden and an increase in unnecessary costs. I have an apartment in your district and I ask for your support. I am opposed for the following reasons:

- This ordinance increases fees/taxes to both landlords and tenants at a time when the San Francisco economy is trying to stay afloat with the economic impact due to Covid-19. This is a time to be very cautious about adding additional burdens to government and business. Do no harm.
- The increase in costs doesn't bring any measurable improvement in services from the Rent Board for either landlords or tenants, yet increases bureaucracy. The Rent Board is currently months behind in their hearings, so adding additional work with little value is the wrong thing to do.
- Furthermore, this rent registry is unnecessary since some of this information is already known by various city departments and can be compiled if needed. Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants. If it's not broken, then don't try to fix it – it just adds to the tax burden and bloats government.
- This ordinance is a gross invasion of privacy into private business agreements. Tenants don't want others to know what their rents are, and it will likely create animosity between those paying higher and those paying lower rents by making this information public. Again, what is the benefit?

Again, please vote NO on #201262 (No Housing Inventory).

Regards

Devon Johnson

Small rental property owner

From: [Mark Armenta](#)
To: [Wong, Linda \(BOS\)](#)
Subject: "No on #201262- No Housing Inventory"
Date: Wednesday, November 18, 2020 11:17:07 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please.

From: brenma22@comcast.net
To: [MandelmanStaff, \[BOS\]](#)
Cc: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: Please Vote NO on #201262 - No Housing Inventory
Date: Wednesday, November 18, 2020 11:16:55 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Member of the Budget/Finance Committee -

Please vote no on #201262 the Housing Inventory ordinance brought forward by Supervisor Fewer –

I cannot think of a less timely, or less necessary ordinance. Supervisor Fewer really shows a distinct lack of understanding in promoting this legislation. For nearly 7 months, the rental industry in the City has been decimated. Apartments are vacant. Tenants cannot go to work, so they are leaving the City. Landlords are having difficulty with loans, mortgages, costs of upkeep as well as compliance to various issues such as soft story and, in the case of commercial or mixed use buildings, with ADA entry compliance issues. This on top of the fact that it is nearly impossible to get a response from a government agency, whether at the assessor's office, planning, or DBI.

Now the Board proposes to greatly expand the duties of the rent board and the requirements from landlords in reporting on items and information that they don't need? There is so much overlap and oversight in operating a business here – Landlords must register as a small business if they have more than 4 units; they are assessed by the tax collector who has data on the number of units; a rent board fee is paid by virtually all landlords at the moment, it goes on the secured property tax invoices. This is not to mention DPH and vector control, the housing authority and DBI who answer complaints about living standards, etc.,

This is unnecessary gathering of more information that no one has time to collect.

Please vote no on this proposed ordinance.

Yours truly,

Mark Brennan

575 Cole Street #210
San Francisco, CA 94117
415-260-9662
415-552-5761 Fax

From: [Janet Wong](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 11:13:52 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am San Francisco resident. District 8. I am opposing File # 201262. It is unnecessary and it is invasion of privacy.

J. Wong

From: [Sandra Messer](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 11:12:54 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

This letter is to demand a NO on ordinance 201262 being considered by the Board of Supervisors.

What century are we living in? The rent registry is kafkaesque, dystopian and oppressive. You're not solving or even beginning to solve the housing affordability in San Francisco with an ordinance like this.

Are you going to make property owners who rent their property wear badges next like the Jewish had to during the Nazi era?

San Francisco likes to see itself as a champion of rights. Well, what about championing a property owner's rights?

Property ownership is not an abstract concept. We are not a monolith of a revenue stream that the Board of Supervisors thinks it can endlessly fish in. People who own property in San Francisco, especially small property owners have all of the same obligations and responsibilities that renters have AND we have a mortgage too. The housing crisis cannot be solved on the backs of small property owners.

I demand a NO on ordinance 201262.

Sandra Lee Messer
SF small property owner

From: [Spiros Peritos](#)
To: [Wong, Linda \(BOS\)](#)
Subject: "No on #201262- No Housing Inventory"
Date: Wednesday, November 18, 2020 11:12:41 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I urge a NO vote on #201262, and here is why:

1. The housing market in San Francisco is still at free fall,
we haven't hit bottom yet..

Tenants are losing money, but so do landlords...

Nobody knows where, how and WHEN this thing is going to end.. Some of us think we know but in reality we don't.

It is the worst possible time!

2. Private issue.. No-one (tenant's included) want to have their rent amount searchable..
3. This adds fuel to the sometimes unfriendly tenant/landlord relationship.
4. Most importantly....what is the cost???? It's like commit to buy something BEFORE you know the price.

Would you do that sir???

Lets wait, is not the right time.. most pieces of legislation that are hurriedly made are not good!

Ms. Fewer introduced this ordinance knowing fully well that she doesn't have to report to her constituency via the ballot box .

Thank you for reading my email

Sincerely and be well,

Spiros Peritos

345 Gambier st,

San Francisco CA 94134

Cell: 415-305-3487

Sent from [Mail](#) for Windows 10

From: [Renee Voss](#)
To: [Wong, Linda \(BOS\)](#)
Subject: "No on 201262- Housing Inventory"
Date: Wednesday, November 18, 2020 11:09:56 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am opposed to 201262 — Housing Inventory. This ordinance is invasive and would require the rent board to double the size of the rent board. It would also increase landlords fees during a time when many landlords are struggling.

Renee Voss

From: rmdosb@sonic.net
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 11:06:30 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

TO WHOM IT MAY CONCERN:

- 1) Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board. The costs to tenants and landlords is unknown.
- 2) The City is opening itself up for LAW SUITS re compromised privacy issues: Rent payments are a PRIVATE agreement between Landlord and Tenant. Voters passed a Privacy First Policy just two years ago. This ordinance makes public very private personal information.
- 3) Ordinance is redundant as the information The City seems to want is already available for the most part from other departments and outside agencies (SF Association of Realtors, for example).
- 4) With Proposition 21 now mute so too is the need to about vacancies is now mute as well.

Respectfully submitted:

Robert M Dittler, Owner of Property in District 1 and District
4



Virus-free. www.avg.com

From: [Shari Malone](#)
To: [Wong, Linda \(BOS\)](#)
Subject: NO !!!! RENT REGISTRATION ORDINANCE
Date: Wednesday, November 18, 2020 11:04:03 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda – I do NOT support this ordinance for many reasons including:

1. It appears that this ordinance is trying to be jammed through to put a feather in a supervisors achievement list rather than being thought with impacted departments consulted and involved.
2. **Increases the cost** for tenants and for landlords – and **no one has estimated the cost.**
3. It is being rushed through **without input** from the SF Rent Board -very vital city department –that protects tenants, informs landlords, processes petitions, handles arbitration and mediation, provides counseling and much more.
4. If the city would like to restructure the SF Rent Board – then it needs to exercise caution and convene the stakeholders to make sure it is done right.
5. The registration system being voted on for SF **unnecessarily cumbersome** ... if a registration system is desired it can be achieved with a much more simplified version such as used in LA.
6. The **existing rent board processes work well** to prevent illegal rent increases.
7. Rents vary substantially in single buildings based on the condition of the unit, location in the building, longtime residents with very low rents, recent tenants with much higher rents. To allow tenants to view the rental rates for each unit could **create discomfort and embarrassment, especially for a the long term elderly** paying a fraction of what other tenants pay. **Tenants won't know the various nuances** that make a rent in one unit (recent complete renovation for example), different from another unit of similar square footage and no updates in many years. **Creates unrest and conflicts** between tenants with other tenants and landlords and tenants.
8. Increases costs for record keeping for both small and large landlords..
9. **Increases costs** for tenants and landlords with higher rent control ordinance fees

Bob Kozma & Shari Malone

From: sfapt4rt@aol.com
To: [Fewer, Sandra \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: Re: No on #201262- No Housing Inventory"
Date: Wednesday, November 18, 2020 11:03:50 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We have an 8 unit building in district 1

All units paying way below market

-----Original Message-----

From: sfapt4rt@aol.com
To: Sandra.Fewer@sfgov.org <Sandra.Fewer@sfgov.org>
Sent: Wed, Nov 18, 2020 10:41 am
Subject: No on #201262- No Housing Inventory"

Proposal is not sustainable for responsible property owners to maintain safety of environment.

Already...

we cannot recover Softstory expenses because of COVID
Utility expenses and other expenses have increased without recovery.
Rents are ALL below market....with ALL our tenants paying below market if paying at all.

Expenses and regulations against property surpass both income and reasonableness to run a business.

We want to make SF "people friendly" and regulations are driving sustainable living impossible.
You need to protect and support the people running a business and paying the taxes and fees.
We are losing the basis that can keep a city vibrant.

Current tenants are already more than protected.

Creating an environment to be business unfriendly and also unfriendly to people who care about maintaining a safe neighborhood for children and families is impossible if the working folks maintaining property cannot maintain their environment due to unreasonable mandates.

Many Tenants are protected because they are using the rules generated by authorities whether they are doing it truthfully or not.

We have a tenant who drives a Mercedes and another ...brand new Toyota Hybrid while we personally have a very old car as cost of new cars is out of reach given expenses for softstory,, increased utility bills and added maintenance and also living expenses for our own family and health.

Our donations of \$\$ and time to support organizations was always our preference and has been exceptionally challenged. given the negative income of having a rental property in SF.

We are lifelong SF residents who love the city and have worked and lived in the city for many years. It is sad to see government reps come into the city....create rules on the whim without seeing the full impact...then turning their back on the sad environment they created.

We suggest to Let the market bear the housing ...there are many many empty units in the city

now.....it is better to let the market get the \$\$ that is attainable especially with so many businesses going under and abusive tenants who lie on the system.

I had a tenant 2 years ago wanted off the lease with our apartment because she said she separated. from her husband (not true since I see her...and her family there()) to qualify for some other government rental housingit is not right.

Judy like raising kids.....be supportive of the team making SF a better place and not constantly attack the hands that are trying to sustain their property and the city through so many support.

Please... VOTE NO

No on #201262- No Housing Inventory

From: [Cindy O'Neill](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No housing inventory!!!!
Date: Wednesday, November 18, 2020 11:03:10 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

More red tape and a road to vacancy control. Please, no. It's a bloodbath in SF right now wiyh the flight elsewhere!!

Sent while driving at a high rate of speed.

From: [Jeff Berg](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 11:01:26 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am big time opposed to increasing the size, scope, and fees associated with the Rent Board. I already pay way too many fees and taxes!

** Huge privacy issues with publishing all this rental data too. Will encourage activist groups to identify and take possession of vacant units. As an owner and landlord, I don't need that kind of grief in my life.

Will be pulling units off the SF rental market if this passes. These types of increased regulations are leaving me no choice.

Jeff Berg - residential building owner in SF District 5

From: [Myron Lee](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Wednesday, November 18, 2020 10:55:16 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi,

I am a resident of District 1 and wanted to let you know that I oppose the rent registration ordinance #201262.

Thank you.

Regards,
Myron Lee

From: [sabrina Zimmerman](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262 - No Housing Inventory!
Date: Wednesday, November 18, 2020 10:54:14 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

This would be
Costly and a waste of time for the city department. It would be an invasion of privacy and
very burdensome. It's totally unnecessary.

--

Sabrina Zimmerman

From: [meinayoung1](#)
To: [Wong, Linda \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: No on file #201262
Date: Wednesday, November 18, 2020 10:51:31 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I strongly oppose File #201262. Such measures are facing legal challenges from both tenants and owners for violating our privacy, increasing housing costs, and worsening the housing supply as mom-and-pop owners are discouraged from sharing their housing spaces.

Please vote No on file #201262.

Sincerely,
Meina Young
Small property owner in SF

Sent via the Samsung Galaxy S8, an AT&T 5G Evolution capable smartphone

From: [Marc B](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 10:33:35 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

With the Covid19 outbreak we have been forced to identify and support vital services. This should not end with the current crisis. Housing is a vital service. This ordinance adds more bureaucracy with no clear benefit to either tenants or landlords. It adds to the cost of housing, it violates everyone's privacy, it interferes with the Rent Board and it will increase animosity between tenants and landlords. I urge you not to support this ordinance.

Thank you,
Marc Balistreri

From: emmeryl@aol.com
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Rent Registry”
Date: Wednesday, November 18, 2020 10:32:42 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please oppose this measure which assures lots of costs and no benefits. As a small property owner with 2 rental units, this may just put me over the edge and out of the rental business. Two more vacant units in a city with a housing crisis.

Also of concern are the privacy issue for tenants whose information needs to be reported. The enforcement of this measure also causes concern.
Please vote no.

Thank you.
Lena Emmery

Lena Emmery
San Francisco, CA
415.740.0379

From: [katharine snyder](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262 - Housing Inventory
Date: Wednesday, November 18, 2020 10:28:56 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Board of Supervisors:

My husband and I own a small apartment building in the Richmond District. We would like to state our very strong opposition to the proposed Housing Inventory Ordinance #201262.

This will be a redundant, costly and unnecessary burden on apartment house owners and tenants. It is also a huge invasion of privacy for both us and our tenants. This ordinance makes very public very private and personal information about our tenants. I understood we had voted in a Privacy First Policy a couple of years ago. Also we will be asked to give the City information but the tenant who is a party to this legislation is not required to do so. That is not fair or equitable.

The City and Rent Board already has a registry for business licenses and regulates the amount of the allowable rent increases per year. The Rent Board is very successful in preventing illegal rent raises and working with tenants and landlords to mediate any disputes.

The listing of vacant apartments is absurd and irrelevant to the City. It makes for useless paperwork on the part of the Landlord and the City Government.

This Ordinance would require more staffing at time when the City is losing tenants. The City cannot afford this right now.

This legislation is being pushed through way too fast. If it had been thought through more carefully it would have allowed for more time for public comment. Had that been done it might have at least called for a slower implementation. The suggested registry is far too complicated for owners and tenants and not even necessary.

We respectfully request that the Board of Supervisors vote down this proposal or at least consider slowing down the process so that it can be rewritten to make it simpler, less intrusive and much less expensive.

Thank you,

Katharine Snyder
Michael Howard

From: [John Brennan](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Vote NO on #201262 - No Housing Inventory
Date: Wednesday, November 18, 2020 10:26:41 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning -

I am emailing you to urge you to vote No on Sandra Fewer's Rent Registry Ordinance. This is a ridiculous proposal that will create unnecessary paperwork on small businesses that are struggling due to the Mayor's SIP and the City's utter lack of control over the quality of life issues that are driving people from the City.

The proposal to increase fees (more fees) at this time, or any time really, show the fundamental disconnect between the BOS and reality. The rental market - residential as well as commercial - has taken a staggering hit in the last 6 months, now is not the time for these measures. Creating new work for the rent board makes little sense especially as most of this information is already collected by the City in the form of: rent board fees, business registration, vector control, housing authority governance, and tax collection.

This appears to be a "legacy" gift to an outgoing Supervisor who doesn't appear to recognize the current climate in the City.

Please vote no on this unnecessary proposal.

Sincerely,

John Brennan

Office Manager
415-552-0640

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: File No. 201262, Administrative Code - Housing Inventory _ PreHearing Written Comments
Date: Wednesday, November 18, 2020 10:17:35 AM

From: Shirley Liu <sliu415@gmail.com>
Sent: Wednesday, November 18, 2020 10:10 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Fwd: File No. 201262, Administrative Code - Housing Inventory _ PreHearing Written Comments

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

**Comment on File No. 201262, Administrative Code –
Housing Inventory: an ordinance to amend the
Administrative Code in relation to the collection of
information on residential rental units in San Francisco, the
licensing of rent increases and the imposition of additional
fees and surcharges on landlords**

1. The proposed Ordinance states:

"[T]here is a compelling need to maintain an accurate inventory of the City's residential housing stock, in order to enable the Rent Board to track landlord-tenant relationships, inspect and investigate housing services and rents, and better administer the Rent Ordinance. The City's existing records do not accurately list all the units that are subject to the Rent Ordinance."

"The Rent Board shall use the information it receives under this Section 37.15 to create a housing inventory that may be used for purposes of inspecting and investigating the level of housing services being provided to tenants, investigating and analyzing rents and vacancies, monitoring compliance with

this Chapter 37, generating reports and surveys, and providing assistance to landlords and tenants and other City departments as needed.”

These are statements in the proposed ordinance for which there is no easily accessible and publicly available information as regards any of the underlying facts, assumptions, considerations or analysis that led to the making of such statements and the proposal of the ordinance.

Such information must be made available to the public as a matter of good governance, fair disclosure and transparency before the proposed ordinance is voted on, which if passed will result in the significant annual expenditure of public funds and substantially increase the annual administrative burden for all parties concerned.

2. Apart from the conclusory statements in the proposed ordinance cited above, it is not clear from publicly available information why the proposed ordinance amending the Administrative Code is necessary, what purpose or objective it will serve, and assuming need and proper purpose what if any alternatives to this proposed Ordinance have been considered. Just some of the questions to which no clear publicly available information is available include:

- a. Why is there a need for “an accurate inventory of the City’s residential housing stock”?
- b. Why is there a need to “track landlord-tenant relationships”? What does it mean to “track landlord-tenant relationships”?
- c. What does it mean to inspect and investigate “the level of housing services being provided to tenants”?
- d. What legal, fiscal, operational/administrative considerations were there in developing the proposed ordinance? Has a cost-benefit analysis been done?

- e. Why is non-compliance with the proposed ordinance if passed tied to the right to raise rent as opposed to some other administrative measure? What considerations have been taken into account when deciding on the license mechanism?
- f. How will the proposed ordinance enhance the assistance provided to landlords, to tenants, to other City departments?
- g. Why is the ordinance being proposed at this time?

3. Before substantive comment on the proposed ordinance can be given, the above gaps in information must be filled. Passage or rejection of the proposed ordinance should be based on a clear understanding of the need and purpose of the ordinance and the underlying facts, assumptions, considerations and analysis. Without such information, consideration of the proposed ordinance would be premature and violate the norms of good governance.

4. Please make all administrative and legislative background information, including reports, studies and analyses, related to the proposed ordinance available to the public.

--

Shirley Liu

Sent from my iPhone

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: File No. 201262, Administrative Code - Housing Inventory _ PreHearing Written Comments
Date: Wednesday, November 18, 2020 10:17:22 AM

From: Roy Huang <huangroy4@gmail.com>
Sent: Wednesday, November 18, 2020 10:06 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: File No. 201262, Administrative Code - Housing Inventory _ PreHearing Written Comments

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

**Comment on File No. 201262, Administrative Code –
Housing Inventory: an ordinance to amend the
Administrative Code in relation to the collection of
information on residential rental units in San Francisco, the
licensing of rent increases and the imposition of additional
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1. The proposed Ordinance states:

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"The Rent Board shall use the information it receives under this Section 37.15 to create a housing inventory that may be used for purposes of inspecting and investigating the level of housing services being provided to tenants, investigating and analyzing rents and vacancies, monitoring compliance with this Chapter 37, generating reports and surveys, and providing assistance to landlords and tenants and other City departments as needed."

These are statements in the proposed ordinance for which there is no easily accessible and publicly available information as regards any of the underlying facts, assumptions, considerations or analysis that led to the making of such statements and the proposal of the ordinance.

Such information must be made available to the public as a matter of good governance, fair disclosure and transparency before the proposed ordinance is voted on, which if passed will result in the significant annual expenditure of public funds and substantially increase the annual administrative burden for all parties concerned.

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- a. Why is there a need for “an accurate inventory of the City’s residential housing stock”?
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- d. What legal, fiscal, operational/administrative considerations were there in developing the proposed ordinance? Has a cost-benefit analysis been done?
- e. Why is non-compliance with the proposed ordinance if

passed tied to the right to raise rent as opposed to some other administrative measure? What considerations have been taken into account when deciding on the license mechanism?

f. How will the proposed ordinance enhance the assistance provided to landlords, to tenants, to other City departments?

g. Why is the ordinance being proposed at this time?

3. Before substantive comment on the proposed ordinance can be given, the above gaps in information must be filled. Passage or rejection of the proposed ordinance should be based on a clear understanding of the need and purpose of the ordinance and the underlying facts, assumptions, considerations and analysis.

Without such information, consideration of the proposed ordinance would be premature and violate the norms of good governance.

4. Please make all administrative and legislative background information, including reports, studies and analyses, related to the proposed ordinance available to the public.

From: phtrustprop@aol.com
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 10:16:24 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning.

We are a 4th generation small Mom & Pop apartment building owner in District 3 and we **OPPOSE** the Rent Registration Ordinance/Housing Inventory. Things are absolutely so crazy and complicated enough already - would appreciate not having added stress & costs. We also feel that this is an invasion of privacy and be quite burdensome to ALL parties.

Thank you for your consideration on **No on 201262.**

Hong Family

From: [Michael Lam](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); rafael.mandelman@sf.gov.org
Cc: [Wong, Linda \(BOS\)](#)
Subject: No on #201262 - No Housing Inventory
Date: Wednesday, November 18, 2020 10:12:18 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear members of Budget and Finance Committee,

I have been living in San Francisco for over 20 years and own a rental property in Richmond District. I am opposing the proposed ordinance #201262 - No Housing Inventory.

The proposed ordinance seems to be rushing through the legislative process without adequately evaluating the cost and impact on the landlords and tenants. I just received yesterday night the notice on the Rent Registration Ordinance to be heard on, Wednesday, 11/18-2020 at 11.00 am. It is in such a rush without adequate input. Particularly during this Covid-19 period, our life is already hard enough. Please have mercy on us and spare us a few moment.

I have been paying lots and expenses for my rental property: property taxes, insurance, water and sewage charges, PG&E bills for common areas, San Francisco fire department inspection fees, building license fees, repairs and maintenance, an on and on. This proposed ordinance will add another fees which is unknown now and would be determined later on. The current Rent Board allows rent increase of 60% of inflation rate. This translates to \$20 to \$30 per month for my rental property. Your proposed ordinance would probably eat away a significant portion, if not all of the increase, of the rent increase. Under this scenario, I might have to pass the fee to the tenants. In either way, the landlord and the tenants suffer without added value.

Some of my tenants don't want to publish the rent they are paying. Your proposed ordinance would be perceived as invasion of privacy.

The San Francisco Rent Board controls rent increase. The Department of Building Inspection collects inspection fees, DPH collects Vector Control Fees, and so on. There is more than enough regulations and control on rental property in San Francisco. This proposed ordinance would add more burden to the property owners and tenants without added value.

Please take time to get this ordinance right. Please consult Landlords and Tenants communities before passing the Housing Inventory into law.

Yours sincerely,

Michael Lam

From: [Patrick Mulligan](#)
To: [Wong, Linda \(BOS\)](#)
Subject: RE: Strongly against this rental amendment
Date: Wednesday, November 18, 2020 10:11:22 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To all Supervisors:

The free credit card the City uses to finance programs is based on the property values in SF. This will lower values, and in this time of budget withdrawal, can only make our V 19 budget woes worse. Only a fool would throw gasoline on a burning house, which most agree is the current state of our economy, both State & Local. Wiser head need to prevail in this time of great stress. This is proposed by inexperience people who have little management experience in such matters. "Trumplike" some propose that we all proceed over the cliff like lemmings to nirvana. Stepping backward may allow all to evaluate our circumstances better. Please consign this measure to an indefinite wait, so that we all can see, what our future holds..Sincerely...Patrick

From: [Ken Eggers](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No, Please, on #201262 - No Rent Registry
Date: Wednesday, November 18, 2020 10:09:33 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Linda Wong,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

In addition, there are major privacy concerns when it comes to this legislation. Neither tenants nor housing providers want rental rates to be publicly available or searchable. Providing "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT.

If this legislation does move forward, I believe that it should include the following amendments:

- Allow for a Tiered, Phase-In Process beginning in July 2022. Start with small landlords, who have less data to compile and submit.
- Ordinance must give equal access to landlords and tenants. One party shouldn't have more access (or access to less redacted information) than the other.

- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

Thank you for your time!

Ken Eggers

San Francisco Resident

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From: [RC Gee](#)
To: [Wong, Linda \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Wednesday, November 18, 2020 10:07:20 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Budget and Finance Committee Clerk and Supervisor Peskin,

I strongly oppose the proposed rental inventory. As a long term property owner, I find this to be of little benefit, redundant and another effort to take control of property owners. Why do properties owners feel they no longer have control and tenants have increasingly more rights? My costs to maintain the buildings and insurance increase much faster than the allowable annual increase. I have long term tenants passing the rent control unit to the second and third generation. Some tenants have purchased property and remain in the rent control unit. Also, not all renters are poor!! Not all property owners are evil or greedy and need to be controlled!! Please understand that!

I respectfully ask you to look at when government agencies will take an objective look from the owner's perspective. **VOTE NO on #201262**

Sincerely,
Rose Gee
geero4849@gmail.com

From: [Lorraine Meier](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Ordinance #201262
Date: Wednesday, November 18, 2020 10:06:57 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Date: Wed, Nov 18, 2020 at 10:02 AM

Subject: Ordinance #201262

To: <inda.wong@sfgov.org>, <Rafael.Mandelman@sfgov.org>, <Sandra.Fewer@sfgov.org>

Dear Supervisors,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

In addition, there are major privacy concerns when it comes to this legislation. Neither tenants nor housing providers want rental rates to be publicly available or searchable. Providing "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

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If this legislation does move forward, I believe that it should include the following

amendments:

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- Ordinance must give equal access to landlords and tenants. One party shouldn't have more access (or access to less redacted information) than the other.
- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

Thank you so much for your consideration.

Lorraine Meier

(415)596-9362

From: [Lorraine Meier](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Ordinance #201262
Date: Wednesday, November 18, 2020 10:06:57 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Date: Wed, Nov 18, 2020 at 10:02 AM

Subject: Ordinance #201262

To: <inda.wong@sfgov.org>, <Rafael.Mandelman@sfgov.org>, <Sandra.Fewer@sfgov.org>

Dear Supervisors,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

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- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

Thank you so much for your consideration.

Lorraine Meier

(415)596-9362

From: [Randall Kostick](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: Rent Registry Ordinance
Date: Wednesday, November 18, 2020 10:00:20 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I appreciate you taking the time to read my comments.

I am all about the fairness of San Francisco landlords and the fairness of San Francisco tenants. I came to San Francisco and rented an apartment here starting in 1986. I saved and bought a home but I 100% understand the tenant side of the equation.

I'm seriously concerned about the Rent Registry proposal. At a time when personal information is constantly compromised, I don't see the sense in creating yet another exposure for either landlords or tenants.

One thing I know, as a Realtor, is that the housing crisis that we faced over the past few years has taken a turn (with Covid and with the inevitable recession that we will be facing). The rental market has softened considerably (as well as the sale market). I believe that it is NOT the time to add to the cumbersome and ineffective approaches that we've been taking to improve the prospects for tenants.

Please consider putting this legislation aside for now.

Thanks,

Randall

Randall Kostick
President - San Francisco Bay Area

Lic. #00930174
o 415.426.3202
randall.kostick@corcorangl.com
CorcoranGL.com



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From: [B. Beth Bourret](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262
Date: Wednesday, November 18, 2020 9:51:30 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I own a 3 unit building in the Castro district, one of which I occupy. The other units are under rent control. This registry is totally unnecessary. If you are really interested in rentals in San Francisco you must include master tenants in the law under the jurisdiction of the rent board in a meaningful and similar way as owners. This registry is costly and invasive to tenants, not well-considered and just an additional hassle to landlords already under a huge number of rules and regulations that causes the rent board to take over a year to deal with landlord petitions. I see no benefit to a registry as many buildings already are required to have licenses. Please reconsider if this is a necessity in San Francisco and vote no on rushing this thru. B.Beth Bourret

From: [Nurith Still](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262
Date: Wednesday, November 18, 2020 9:47:39 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Wong:

I am a small property owner in District 8.

I am opposed to 201262 for a number of reasons, including the following:

1. The costs should be known upfront before voting on Agenda Item #12;
2. I am losing and am continuing to lose a lot of income due to renegotiations, and dramatic lowering of rents as more and more of my tenants move out. Poor timing to increase fees now. I am retired and except for social security, after having worked 35 years, have no pension income;
3. There will be rent animosity as tenants would be able to search what other tenants of mine pay for similar apartments. I am opposed to the rents being publicly available or searchable. I have already experienced this when one tenant asked another what they were paying.
4. As Prop 21 failed, a lot of information to be gathered is no longer relevant;
5. Needs input from tenants and landlords before rushing thru - particularly when it is to go into effect 2 years from now.

Nora Still

From: [Caroline Scott](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Rent Registry
Date: Wednesday, November 18, 2020 9:46:33 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

In addition, there are major privacy concerns when it comes to this legislation. Neither tenants nor housing providers want rental rates to be publicly available or searchable. Providing "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT.

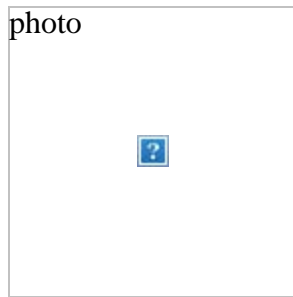
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- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

Thank you so much for your consideration.

Caroline Scott, Top Producer

REALTOR ®, ABR, E-PRO, Lic. #01811425
m 415.244.9754
carolinescott@corcoranrl.com
CarolineScottRealtor.com



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From: [Debbie Parker](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262-No Housing Inventory
Date: Wednesday, November 18, 2020 9:45:48 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms Wong,

As a native San Franciscan, my family and I have provided rent controlled housing for generations.

There is truly no need for an expensive rent registry when the information you may seek is available elsewhere in at least three different agencies. I have a hard time imagining what you need this information for. I see no need for supervisors to have this information other than as an intrusion into my confidential business information. We already have rent control and hundreds of pages of regulations and free rent (as well as attorneys) for tenants impacted by the pandemic. To ask for more intrusion at this very difficult time for all of us is troubling to me. It seems that we are being singled out for onerous treatment once again, while having done nothing wrong, except provide housing.

This action just inflames an already very difficult situation. It also adds expense at a time the city should be looking at cutting costs, like the rest of us. Please leave us alone.

Sincerely,
Deborah Parker

From: [Mimi Sparrow](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No Rent Registry -- NO on #201262
Date: Wednesday, November 18, 2020 9:45:33 AM

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Dear Supervisors,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

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Thank you for your consideration.

Mimi Sparrow
S.F. homeowner

--

Michelle ("Mimi") Sparrow
San Francisco, CA
mimi.sparrow@gmail.com
415.728.4219

From: [Michael Barnacle](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: Ordinance #201262
Date: Wednesday, November 18, 2020 9:43:51 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

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If this legislation does move forward, I believe that it should include the following amendments:

- Allow for a Tiered, Phase-In Process beginning in July 2022. Start with small landlords, who have less data to compile and submit.
- Ordinance must give equal access to landlords and tenants. One party shouldn't have more access (or access to less redacted information) than the other.
- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

Thank you so much for your consideration.

Michael Barnacle

Managing Broker - Partner, Lic. #01923867

Michael.Barnacle@CorcoranGL.com

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BeWithCGL.com

[Schedule a time to meet with me!](#)



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From: [isabelle salvadori](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Rent Registry
Date: Wednesday, November 18, 2020 9:25:40 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

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- more access (or access to less redacted information) than the other.
- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

Thank you so much for your consideration.

PUBLIC COMMENT AT THE BUDGET AND FINANCE COMMITTEE TOMORROW AT 11AM

We are asking members to call in to the hearing to express their concerns about the legislation starting at 11AM on Wednesday, November 18th (tomorrow). The hearing will likely last more than an hour.

Budget and Finance Committee

Wednesday, November 18th, 11AM

Public Comment Call In: (415) 655-0001 / Meeting ID: 146 734 7302 #

To Watch: SFGOVTV.ORG

Talking Points:

COSTLY

- Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board, but we don't even know what the cost will be. It's irresponsible to rush through an ordinance which will increase tenants costs, without understanding or studying the actual costs.
- The Ordinance states that the Controller shall calculate the fee and publish it 30 days after the effective date of the ordinance. We ask that the fee be studied and calculated BEFORE the ordinance passes so that both the landlord and tenant community can understand its impact before agreeing to support or oppose the ordinance.
- At a substantially increased cost per unit, the ordinance doesn't bring any tangible, additional benefits for either landlords or tenants. It's important to understand what landlords and tenants are paying for, and what services we will get in return.

- In a year where many tenants and landlords have lost a substantial percentage of their income, now is not the right time to dramatically increase fees.

INVASION of PRIVACY

- San Francisco's proposed Rent Registry is much more invasive and goes much farther than Rent Registries in other Cities.
- Tenants don't want their rental rates to be publicly available or searchable.
- Having "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.
- Voters passed a Privacy First Policy just two years ago, but this ordinance makes public very private personal information.

DRAMATICALLY REASSIGNS A MAJOR CITY DEPARTMENT

- The SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.
- If the City would like to dramatically restructure a City Department that tenants and landlords rely on, it should exercise caution, convene stakeholders, and take all the time it needs to get it right. It should do so in consultation with the Departments involved, and with consideration of the workload required to implement the restructuring.

BURDENSOME

- LA and a few other cities have a registration system which achieves the stated goal of the SF ordinance, but is much more simplified for owners and tenants to comply with.
- Small Property Owners in particular, and property owners who don't speak English as a first language (or at all) will have particular trouble complying with all the requirements of the ordinance. This is much more complicated than the "Rent Registry" systems in other cities.

UNNECESSARY

- Various City Departments already have much of the data included in the registry. The City already has information on the 172,000 apartments which pay a Rent Board Fee, and already requires landlords with 4+ units to register as a Business. The Department of Building Inspection collects Inspection Fees, DPH collects Vector Control Fees, and the Assessor and Tax Collector have data on the number of units, the Rent Board Fee, and other details like the assessed value of the properties.
- Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants.
- The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no longer

relevant.

PROCEDURE/TIMING

- The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT than to give a parting gift to a one-term Supervisor.

SUGGESTED AMENDMENTS

- Allow for a Tiered, Phase-In Process beginning in July 2022. Start with small landlords, who have less data to compile and submit.
- Ordinance must give equal access to landlords and tenants. One party shouldn't have more access (or access to less redacted information) than the other.
- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

LEGISLATION DETAILS

The ordinance would require housing providers (property owners) to report the following information beginning in July of 2022:

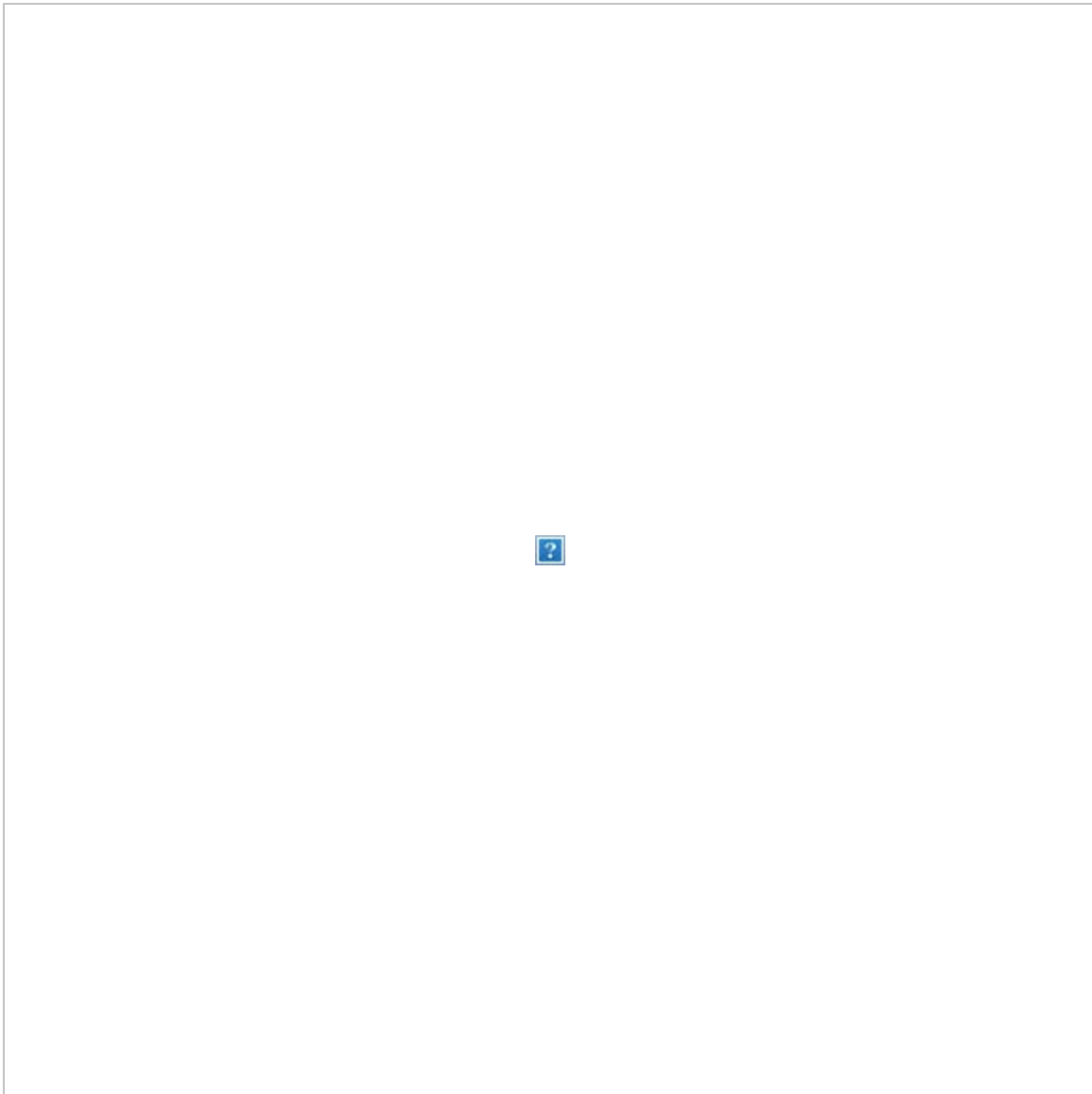
- The address of each apartment
- Contact information for building owner/manager
- Business Registration Number, if applicable
- Approximate Square Footage
- Numbers of Bedrooms and Bathrooms
- When the unit was last vacant
- For vacant units, the last date of occupancy
- For occupied units, the day the tenancy began
- The base rent, in \$250 increments
- Any dates over the last 12 months where an occupied unit became vacant, or a vacant unit became occupied

- Any other information the Rent Board deems appropriate.

The ordinance would also require housing providers to apply and receive a license from the Rent Board before being able to collect rent or raise the rent, and it would increase the Rent Board fee to cover the cost of maintaining and building this rent registry database. The City does not currently have an estimate on how much the fee would increase or how much it would cost to maintain this rent registry.

Read a copy of the Ordinance [here](#).

--



415•596•0659 cell

isabelle.salvadori@corcorangl.com

WIRE FRAUD WARNING: Do not respond to ANY wire instructions that appear to be from me or anyone at Corcoran Global Living. They are likely to be an attempt to steal your money. Coordinate all wire transfers via phone conversation with your escrow officer.

This email may be confidential. If you are not the intended recipient, please notify me immediately and delete this copy from your system.

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From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: No #201262 No Housing Inventory
Date: Wednesday, November 18, 2020 9:14:22 AM

-----Original Message-----

From: Luisa Newkirk <luisanewkirk@mi-connection.com>
Sent: Wednesday, November 18, 2020 8:22 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: No #201262 No Housing Inventory

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I DO NOT approve of the proposed Housing Inventory.

Luisa Newkirk
Owner
1414 Greenwich, LLC
2080 Vallejo

From: [david bogdanoff](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 9:06:02 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I oppose the proposed rental registry on the grounds that it is an additional burden to the landlord and serves no good purpose in this time of declining rents. I own one condo in a condo building with HOA rules of its own to follow. These additional rules/fees only make small landlords like me to just sell the property and get out of the business. Thank you.

David Bogdanoff

From: [Nancy Yee](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262 - No Housing Inventory
Date: Wednesday, November 18, 2020 8:59:32 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Wong,

This proposed legislation is being introduced during a pandemic when both tenants and landlords are dealing with tremendous financial and other challenges.....what an unfair, hurtful and poorly thought effort by a leaving supervisor.

This irresponsible proposal will increase costs to both Tenants and Landlords.

The Rent board does a good job in a tough environment and this is an unnecessary challenge to them as well. When there is major shortfall in the city budget, supervisors come out with more government bloat ?

And not to mention, this a huge invasion of privacy which is already a hot topic with all the scammers out there and other intrusions and violations of our privacy protections. A tenant is concerned about her ex-husband which she already has a restraining order on. She doesn't want her ex to know what rent she pays.

I and my tenants are upset and strongly against this proposed legislation.

Respectfully,
Nancy Yee

From: [Josh Crandall](#)
To: [Hillary Ronen](#); [RonenStaff \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Wednesday, November 18, 2020 8:56:39 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Budget & Finance Committee

I write to voice my concerns about ordinance #201262. It is another example of unnecessary legislation that will be costly, burdensome and an invasion of privacy.

As an independent operator, my resources are already strapped. Covid has just made things harder to conduct business in SF. This legislation is just another potential hurdle that will complicate my operations and increase the costs of doing business in San Francisco.

Please vote no on #201262.

Thank you,

Josh Crandall

From: [Marcella Ching](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Wednesday, November 18, 2020 8:27:16 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

San Francisco Board of Supervisors:

I am strongly oppose to Agenda Item #12-Housing Inventory in today's meeting. It is an invasion of privacy and goes against the City's views to protect its citizens. This is more Big Brother surveillance that tenants don't need. Renters do not want their private rental rates made available to the public.

Tenants and landlords both do not want to have to pay for this cost as well. This creates more administrative work and is especially burdensome for the small property owners. San Francisco already has a housing shortage and this will only contribute to this crisis. Many owners will consider getting out the business and selling their buildings as TICs.

Since this potential ordinance will be implemented and overseen by the existing SF Rent Board, this will take away valuable and more important services from the tenant and landlord community.

The building information gathered from this registry is redundant and unnecessary. Various City Departments already have this data in the registry.

This regulation will have a huge impact on tenant and landlords and will reshape the existing San Francisco Rent Board as we know it today. Yet, it is being rushed through the process without substantial input from those who are effected.

Please consider these points and vote against this highly undesirable ordinance.

From: [Adair Lara](#)
To: [Wong, Linda \(BOS\)](#)
Subject: rent registry plea not to do it. Half our units are vacant! Not great time to add to struggles of small landlords, please!
Date: Wednesday, November 18, 2020 8:24:44 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

--

Adair Lara
95 Scott Street
San Francisco, Ca 94117
adairlara.com 415-722-6697

From: [Slowtravel Bags](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Rent Registry
Date: Wednesday, November 18, 2020 7:50:35 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

In addition, there are major privacy concerns when it comes to this legislation. Neither tenants nor housing providers want rental rates to be publicly available or searchable. Providing “who pays what” as publicly available information sows “Rent Animosity” amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT.

This will harm the city greatly.

I regret voting for you.

Thank you so much for your consideration.

Thanks,

A worried SF homeowner

From: [Longbow 12000](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Rent Registry
Date: Wednesday, November 18, 2020 3:08:32 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

In addition, there are major privacy concerns when it comes to this legislation. Neither tenants nor housing providers want rental rates to be publicly available or searchable. Providing "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT.

If this legislation does move forward, I believe that it should include the following amendments:

- Allow for a Tiered, Phase-In Process beginning in July 2022.
- Ordinance must give equal access to landlords and tenants. One party shouldn't have more access (or access to less redacted information) than the other.
- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

Thank you so much for your consideration.

From: [Larry Pulliam](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262 - Housing Inventory
Date: Wednesday, November 18, 2020 2:19:39 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I strongly urge a NO on the subject file and the proposed ordinance for the following reasons:

--This will make a major addition to San Francisco's famous government bureaucracies which benefit neither property owner nor tenant.

--This will cause great disruption and reorganization in a major city department.

--The cost and time to create and maintain this inventory and procedure will be very high with no apparent benefit to either party.

--I foresee a privacy issue in that many tenants do not want their financial information available in what I assume must be a publicly available database.

--This proposed ordinance is being rushed through the legal process without time for adequate input from either landlords or tenants and I suspect without adequate thought for how the process will be done. For example, what must be done when a rent is decreased as has become common at present due to the pandemic, must the dept be notified every time this happens? The paperwork and notifications to set up and maintain this inventory are going to be enormous and very costly for all parties.

Please vote NO on File 201262.

Larry V. Pulliam
2285 Washington St.

From: [Michelle S.](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Rent Registry
Date: Tuesday, November 17, 2020 10:08:06 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

In addition, there are major privacy concerns when it comes to this legislation. Neither tenants nor housing providers want rental rates to be publicly available or searchable. Providing “who pays what” as publicly available information sows “Rent Animosity” amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT.

If this legislation does move forward, I believe that it should include the following amendments:

- Allow for a Tiered, Phase-In Process beginning in July 2022. Start with small landlords, who have less data to compile and submit.
- Ordinance must give equal access to landlords and tenants. One party shouldn't have

more access (or access to less redacted information) than the other.

- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

Thank you so much for your consideration.

Thanks,

Michelle S.

Please excuse typos. Sent from iPhone and used voice dictation.

From: [James Maxwell](#)
To: [Wong, Linda \(BOS\)](#)
Subject: NO on #201262 - No housing Inventory
Date: Tuesday, November 17, 2020 9:53:32 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I own a four unit building in Bernal Heights. I have been able to renovate the exterior of the building and the two units that have been vacant during my ownership. I also have two extremely affordable units that rent for 1/3 or less their market value.

Buying a building with an indefinite commitment for me to subsidize part of the rents for affordable housing was part of the rules. I understood that when I bought the building and I operate by the rules. However, my personal information is just that - personal. My tenants have it and can contact me anytime they want. There is no reason to make my contact information publicly available. They can also go to the rent board if they have a grievance.

As a small property owner, I have a right to keep my private information private and so do my tenants (Not disclose the rent they pay). There is no need for this legislation as it will not help tenants. The increased fee will likely be passed along to the tenants.

201262 is unnecessary, unfair and an invasion of privacy for landlord and tenants.

From: [D.Lock](#)
To: [Fewer, Sandra \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Yee, Norman \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 9:05:09 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisors,

I am writing to OPPOSE ITEM #12 - 201262- Housing Inventory Ordinance on the Nov. 18 Budget and Finance Committee hearing. As a property owner who has lived in San Francisco my whole life and who has raised my children and grandchildren in this city, I am disappointed and shocked at the Board's rash decision to fast track this piece of legislation that would hurt not only property owners, but tenants as well. During this COVID-19 pandemic when both property owners and renters are struggling from the financial fallout, rents are down, and people are increasingly moving out of San Francisco, introducing a burdensome rental registry with fees will further serve to deter people from investing in this city and hurt the economic and social rebound of San Francisco.

Not only will this new ordinance be costly, this proposed Rent Registry is much more invasive and goes much farther than rent registries in other cities. Tenants don't want their rental rates to be publicly available or searchable. And having "who pays what" as publicly available information breeds "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship. Voters passed a Privacy First Policy just two years ago, but this ordinance makes public very private personal information.

As a property owner and the parent of kids who are renters, I VEHEMENTLY OPPOSE ITEM #12-201262- Housing Inventory Ordinance.

From: [Peter](#)
To: [Fewer, Sandra \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Yee, Norman \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: #12-201262 Housing Inventory Ordinance
Date: Tuesday, November 17, 2020 8:25:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Sandra.Fewer@sfgov.org
Catherine.Stefani@sfgov.org
Aaron.Peskin@sfgov.org
Gordon.Mar@sfgov.org
Dean.Preston@sfgov.org
Matt.Haney@sfgov.org
Norman.Yee@sfgov.org
MandelmanStaff@sfgov.org
Hillary.Ronen@sfgov.org
Shamann.Walton@sfgov.org
ahsha.safai@sfgov.org,
linda.wong@sfgov.org

EMAIL SUBJECT: No on 201262- Housing Inventory

Hello Supervisors,

I am writing to OPPOSE ITEM #12 - 201262- Housing Inventory Ordinance on the Nov. 18 Budget and Finance Committee hearing. As a property owner who has lived in San Francisco my whole life and who has raised my children and grandchildren in this city, I am disappointed and shocked at the Board's rash decision to fast track this piece of legislation that would hurt not only property owners, but tenants as well. During this COVID-19 pandemic when both property owners and renters are struggling from the financial fallout, rents are down, and people are increasingly moving out of San Francisco, introducing a burdensome rental registry with fees will further serve to deter people from investing in this city and hurt the economic and social rebound of San Francisco.

Not only will this new ordinance be costly, this proposed Rent Registry is much more invasive and goes much farther than rent registries in other cities. Tenants don't want their rental rates to be publicly available or searchable. And having "who pays what" as publicly available information breeds "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship. Voters passed a Privacy First Policy just two years ago, but this ordinance makes public very private personal information.

As a property owner and the parent of kids who are renters, I VEHEMENTLY OPPOSE ITEM #12- 201262- Housing Inventory Ordinance.

Sent from my iPhone

From: [Lauren Siegel Treichak](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 8:23:14 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Wong -

I am an independent homeowner in San Francisco. I lived in the city for 14 years. I rented my house out while I lived there to roommates. When I left I kept renting in order to cover my mortgage.

This ordinance will make it even more costly for both my tenants and I without even having the details figured out. In a year where everyone is suffering financially, I don't know why you would increase the cost burden on individual owners and renters.

It is also an invasion of privacy. This would make very personal information public. I don't want people to know everything about me or my property or my renters.

Please reconsider this ordinance. It is unnecessary and disruptive.

Thank you,
Lauren Treichak
2723 Bryant Street
San Francisco, CA 94110

From: [Megan Faherty](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 8:13:17 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Linda,

I am writing to beg that you do not consider #201262. Our lives as landlords have been affected so drastically by COVID-19, we plead that you do not pass this Ordinance.

Sincerely,
Megan

From: [Yick Family](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 7:42:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Wong,

I am writing to OPPOSE ITEM #12 - 201262- Housing Inventory Ordinance on the Nov. 18 Budget and Finance Committee hearing. As a property owner who has lived in San Francisco my whole life and who has raised my children and grandchildren in this city, **I am disappointed and shocked at the Board's rash decision to fast track this piece of legislation that would hurt not only property owners, but tenants as well.** During this COVID-19 pandemic when both property owners and renters are struggling from the financial fallout, rents are down, and people are increasingly moving out of San Francisco, introducing a burdensome rental registry with fees will further serve to deter people from investing in this city and hurt the economic and social rebound of San Francisco.

Not only will this new ordinance be costly, this proposed Rent Registry is much more invasive and goes much farther than rent registries in other cities. Tenants don't want their rental rates to be publicly available or searchable. And having "who pays what" as publicly available information breeds "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship. Voters passed a Privacy First Policy just two years ago, but this ordinance makes public very private personal information.

As a property owner and the parent of kids who are renters, I **VEHEMENTLY OPPOSE ITEM #12-201262- Housing Inventory Ordinance.**

Sincerely,

Pauline Javier
1340 Washington Street
San Francisco, CA. 94133

From: [Stanley Woo](#)
To: [Wong, Linda \(BOS\)](#)
Cc: [Marstaff \(BOS\)](#)
Subject: NO ON #201262
Date: Tuesday, November 17, 2020 6:41:53 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisors,

I am writing to OPPOSE ITEM #12 - 201262- Housing Inventory Ordinance on the Nov. 18 Budget and Finance Committee hearing. As a property owner who has lived in San Francisco my whole life and who has raised my children and grandchildren in this city, **I am disappointed and shocked at the Board's rash decision to fast track this piece of legislation that would hurt not only property owners, but tenants as well.** During this COVID-19 pandemic when both property owners and renters are struggling from the financial fallout, rents are down, and people are increasingly moving out of San Francisco, introducing a burdensome rental registry with fees will further serve to deter people from investing in this city and hurt the economic and social rebound of San Francisco.

Not only will this new ordinance be costly, this proposed Rent Registry is much more invasive and goes much farther than rent registries in other cities. Tenants don't want their rental rates to be publicly available or searchable. And having "who pays what" as publicly available information breeds "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship. Voters passed a Privacy First Policy just two years ago, but this ordinance makes public very private personal information.

As a property owner and the parent of kids who are renters, I **VEHEMENTLY OPPOSE ITEM #12- 201262- Housing Inventory Ordinance.**

From: [millie woo](#)
To: [Wong, Linda \(BOS\)](#)
Cc: [Marstaff \(BOS\)](#)
Subject: NO ON #201262
Date: Tuesday, November 17, 2020 6:38:42 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisors,

I am writing to OPPOSE ITEM #12 - 201262- Housing Inventory Ordinance on the Nov. 18 Budget and Finance Committee hearing. As a property owner who has lived in San Francisco my whole life and who has raised my children and grandchildren in this city, **I am disappointed and shocked at the Board's rash decision to fast track this piece of legislation that would hurt not only property owners, but tenants as well.** During this COVID-19 pandemic when both property owners and renters are struggling from the financial fallout, rents are down, and people are increasingly moving out of San Francisco, introducing a burdensome rental registry with fees will further serve to deter people from investing in this city and hurt the economic and social rebound of San Francisco.

Not only will this new ordinance be costly, this proposed Rent Registry is much more invasive and goes much farther than rent registries in other cities. Tenants don't want their rental rates to be publicly available or searchable. And having "who pays what" as publicly available information breeds "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship. Voters passed a Privacy First Policy just two years ago, but this ordinance makes public very private personal information.

As a property owner and the parent of kids who are renters, I **VEHEMENTLY OPPOSE ITEM #12- 201262- Housing Inventory Ordinance.**

Millie Woo

From: [Holleran Karen](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Re: No on 201262- Housing Inventory"
Date: Tuesday, November 17, 2020 6:05:53 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

On Tue, Nov 17, 2020 at 6:04 PM KAREN P. <hollersf@comcast.net> wrote:

I cannot attend the meeting tomorrow morning but as a long time property owner in San Francisco, I see no reason to have to register our property and provide rent information.

Thank you,

Karen Partoyan -Holleran

Richmond district property owner

Sent from Xfinity Connect App

From: [Spencer Lee](#)
To: [Fewer, Sandra \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Yee, Norman \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: EMAIL SUBJECT: No on 201262- Housing Inventory
Date: Tuesday, November 17, 2020 5:52:21 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisors,

I am commenting to OPPOSE ITEM #12 - 201262- Housing Inventory Ordinance at the Budget and Finance Committee hearing on 11/18/20. As a homegrown San Franciscan who has been both a renter and is currently a new property owner, **I very strongly oppose this rental registry ordinance as it hurts tenants AND property owners.**

This ordinance is costly to renters and property owners alike and it's unclear how the stated goals will be achieved by this type of registry. People are hurting financially from the pandemic that has lasted almost a year, renters are moving out of the city, and landlords are struggling to keep renters who are moving to greener pastures.

This proposed Rent Registry is also much more invasive to privacy than registries in other cities. Tenants don't want their rental rates to be publicly available or searchable or susceptible to the Sunshine Act. Moreover, "who pays what" as publicly available information can create rent animosity and discomfort amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship. Voters passed a Privacy First Policy just two years ago, but this ordinance makes public very private personal information.

As someone who is an SF property owner and was previously an SF renter, **I STRONGLY OPPOSE ITEM #12- 201262- Housing Inventory Ordinance.**

Thank you,
Spencer Lee

--

Spencer Lee
University of California, Irvine
B.A. Economics
spence.slee@gmail.com
415-531-8610

From: [Kevin Dill](#)
To: [Wong, Linda \(BOS\)](#)
Subject: NO on 201262 - Housing Inventory
Date: Tuesday, November 17, 2020 5:24:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Supervisors,

I urge you to vote NO on 201262. This is an unnecessary burden and waste of everyone's time. San Francisco is already bureaucratic enough and this ordinance would just increase valuable time, resources and costs. The real problem that you should be attacking is crime in the city.

Please vote NO.

Thank you,

Kevin Dill

From: [Natalie Tarnopolsky](#)
To: [Peskin, Aaron \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Wong, Linda \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#)
Cc: connie@conniechansf.com
Subject: No on Proposed Rental Registry
Date: Tuesday, November 17, 2020 5:24:08 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear SF Budget and Finance Committee,

I was born in San Francisco's Children's Hospital, grew up on Mt. Davidson, attended San Francisco City College and then UC Berkeley, and I am really disappointed to see what has become of San Francisco. All of you have been elected to your roles to IMPROVE San Francisco, and I would ask you to ask yourselves:

Has San Francisco become a better place to live, work and raise a family under your watch?

My husband (along with four school age children) and I are renters, ourselves. We are also small time SF landlords, and we are deeply "underwater" due to vacancies, renters asking for deeply discounted rents and lost rental income. Meanwhile, we have continued to pay full mortgages, utilities and rising property taxes without any assistance or government support. We rarely get any vacancies because we are exceptional landlords, keeping the property in extremely good condition and responding to every request immediately, allowing our tenants to select their own fixtures, appliances and decor when replacements are called for. We have always been friendly with and sometimes friends with our tenants. We have followed extremely expensive city mandates that are imposed on property owners, including soft story retrofitting (in the order of \$200K) and fire safety mandates (\$50K). During the time we have been landlords, I can't think of one year in which we have made a net profit. To make matters more painful, we have this unusual year of hordes of San Francisco workers leaving the city, abandoning leases, not paying rent or requesting deeply discounted rents - so landlords (those who pay property taxes) are asked to bear the brunt of the economic meltdown due to Covid. Honestly, it's killing us.

The political environment between renters and landlords is awful - **not the way it should be** - and SF politicians should be doing what they can to HELP, not AGGRAVATE the situation. Please do not throw gas on the fire. San Francisco property owners are already subject to very strict rent control laws, eviction moratoriums and higher regulation than virtually any other city in America. Tenants already have more rights to leased properties in SF than the landlord, with many tenant resources and recourse through the SF Rent Board, free legal assistance and ability to sue landlords for hefty sums if landlords don't abide by rent control laws in place.

Additional one-sided burdens on small time property owners in San Francisco, including creating the Rental Registry will be cumbersome, costly, create more red tape, require more city administration and take up time for landlords to process more annual paperwork. I implore the Budget and Finance Committee not to rush through this proposal but take a step back to properly assess what's

necessary. We don't need a bazooka to kill a fly (i.e., the few bad actor landlords) as the significant majority of landlords are small property owners (many with language issues) who are honest and law abiding.

Please vote NO on this proposal. If there is a more streamlined version of this proposal, please don't rush it, hear from the many constituents it impacts to make sure it works efficiently and doesn't create unnecessary costs and burdens. You're creating an annual exercise with recurring costs and paperwork. Renting property is like many other small businesses and we also need help to reduce red tape and our operating costs, not add to it, especially in these challenging times.

Thank you for your objective consideration on this proposal.

Sincerely,

Natalie and Assaf Tarnopolsky
140 Palm Avenue
1728 Jones Street

From: [Earl Chan](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: No on #201262 – No Rent Registry
Date: Tuesday, November 17, 2020 5:22:22 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I'm writing to you today to express my concerns regarding Ordinance #201262, the Rent Registry Legislation.

SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.

In addition, there are major privacy concerns when it comes to this legislation. Neither tenants nor housing providers want rental rates to be publicly available or searchable. Providing “who pays what” as publicly available information sows “Rent Animosity” amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT.

If this legislation does move forward, I believe that it should include the following amendments:

- Allow for a Tiered, Phase-In Process beginning in July 2022. Start with small landlords, who have less data to compile and submit.
- Ordinance must give equal access to landlords and tenants. One party shouldn't have

more access (or access to less redacted information) than the other.

- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).

Thank you so much for your consideration.

Sincerely,
Earl Chan

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From: smith-mahon@juno.com
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 4:48:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Wong,

I very much oppose the rent registration ordinance that Supervisor Fewer has proposed. Now is not the time to impose new and additional fees on landlords and tenants. I am also very concerned that this is a violation of privacy rights - I don't want my finances to be made public. Should that be the case, there should be a requirement that tenants disclose their own finances -- means testing of rent controlled tenants is long overdue.

For the record, I own an apartment building in District 1 that one of my tenants burned down in December.

Sincerely,

Hilary Smith Mahon
415-370-3253

From: [Terri Feeley](#)
To: [Mandelman, Rafael \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: NO on #201262 from a District 8 resident
Date: Tuesday, November 17, 2020 4:46:08 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

My name is Terri Feeley. I'm a seventeen year resident of District 8. For the first 14 of those years I was a renter. After my landlord passed away, in a desperate attempt to avoid being kicked out of my longtime home by a new owner, my partner and I purchased at auction the victorian where I had been living all that time. It's a small Victorian on 17th Street near Frances restaurant. Overnight, I went from being a rent controlled tenant to being a landlord. I continue to live in the same apartment I've been in all that time and we rent out two small downstairs apartments in order to be able to cover expenses. We're definitely just getting by. I pay more than twice what I paid as a tenant for my personal contribution to the mortgage/taxes plus have to keep a roommate (my partner doesn't live in SF and is himself a renter, living in a group house) to further contribute to the mortgage on top of whatever rental income we can bring in from the other units (we've had turnover and empty units at various points since the pandemic began).

As a small landlord barely covering the mortgage and expenses. I've been overwhelmed by the rules and paperwork I need to comply with all of SF's regulations. As a long-time renter, I sincerely believe in renter protections. I don't think that the renter/landlord relationships should have to be adversarial. The requirements put upon small, independent landlords should be different than those put on large corporate ones of big developments, making big profits.

I am concerned about the proposed legislation because of the additional burden that it puts on me as a small landlord. I think of those who rent from us as neighbors first and tenants second. It seems like a real violation of their privacy for me to be sharing information about them publicly. If the City wants the information it proposes to collect, it should gather the information directly from the tenants so at least they're fully aware of the information about them that is out in the public sphere.

Beyond just the substance of the legislation, I'm concerned that it is being unnecessarily rushed through (it's not even supposed to be implemented for 2 years so why are we rushing it through so quickly?). More time would allow for clarity of and buy in to the goal, gathering of input from landlord and renter stakeholders and the sort of intentional design process that is more likely to be successful over time.

Thank you in advance for voting no on 201262 and instead undertaking a more thoughtful and deliberate policy-making process that will protect and support this City's tenants and landlords.

-Terri

Terri Feeley
terrifeeley@gmail.com
www.linkedin.com/in/TerriFeeley

Pronouns: She, Her, Hers

From: [Rodney Jeung](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 4:37:24 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

As a small landlord owner owning only one rental property in SF's Inner Sunset, I object to this ordinance, and especially trying to fast track this piece of ordinance authored by an outgoing supervisor.

COSTLY

- Ordinance will exponentially increase the fees that tenants and landlords pay each year to the Rent Board, but we don't even know what the cost will be. It's irresponsible to rush through an ordinance which will increase tenants costs, without understanding or studying the actual costs.
- The Ordinance states that the Controller shall calculate the fee and publish it 30 days after the effective date of the ordinance. We ask that the fee be studied and calculated BEFORE the ordinance passes so that both the landlord and tenant community can understand its impact before agreeing to support or oppose the ordinance.
- At a substantially increased cost per unit, the ordinance doesn't bring any tangible, additional benefits for either landlords or tenants. It's important to understand what landlords and tenants are paying for, and what services we will get in return.
- In a year where many tenants and landlords have lost a substantial percentage of their income, now is not the right time to dramatically increase fees.

DRAMATICALLY REASSIGNS A MAJOR CITY DEPARTMENT

- SF Rent Board is a major city department which provides vital services for both landlords and tenants, including counseling and answering questions, processing petitions, handling arbitration and mediation cases, and more. This ordinance is so burdensome to implement and oversee that Rent Board Staff will not be able to handle other rent board services which are necessary to the tenant and landlord community, and which have real benefits in the everyday lives of San Franciscans.
- If the City would like to dramatically restructure a City Department that tenants and landlords rely on, it should exercise caution, convene stakeholders, and take all the time it needs to get it right. It should do so in consultation with the Departments involved, and with consideration of the workload required to implement the restructuring.

INVASION of PRIVACY

- Tenants don't want their rental rates to be publicly available or searchable.
- Having "who pays what" as publicly available information sows "Rent Animosity" amongst renters who pay different amounts for similar apartments due to Rent Control, and contributes to an adversarial landlord/tenant relationship.

BURDENSOME

- LA and a few other cities have a registration system which achieves the stated goal of the SF ordinance, but is much more simplified for owners and tenants to comply with.
- Small Property Owners, and in particular property owners who don't speak English as a first language (or at all) will have particular trouble complying with all the requirements of the ordinance. This is much more complicated than the "Rent Registry" systems in other cities.

UNNECESSARY

- Various City Departments already have much of the data included in the registry. The City already has information on the 172,000 apartments which pay a Rent Board Fee, and already requires landlords with 4+ units to register as a Business. The Department of Building Inspection collects Inspection Fees, DPH collects Vector Control Fees, and the Assessor and Tax Collector have data on the number of units, the Rent Board Fee, and other details like the assessed value of the properties.
- Existing Rent Board processes work well to prevent illegal rent increases, to process petitions, and to arbitrate and mediate disputes between landlords and tenants.
- The Ordinance was introduced on Election Day and appears to have been written with the presumption that Prop 21 would pass. Since Prop 21 failed, much of the information required here, particularly with regards to vacancies, is no longer relevant or useful.

PROCEDURE/TIMING

- The ordinance is hugely impactful to both landlords and tenants and totally reshapes a vital City Department, but is being rushed through the process without substantial input from either group. This is harmful and unnecessary—particularly because the ordinance does not become effective until almost 2 years from now. It's more important to get this huge piece of legislation RIGHT than to give a parting gift to a one-term Supervisor.

SUGGESTED AMENDMENTS

- Allow for a Tiered, Phase-In Process beginning in July 2022. Start with small landlords, who have less data to compile and submit.

- Ordinance must give equal access to landlords and tenants. One party shouldn't have more access (or access to less redacted information) than the other.
- Any information or data about one group (IE Tenants) that gets redacted must be redacted for the other group (Landlords).
- The City should take its time to get this ordinance right, and should consult with the Landlord and Tenant communities before passing a Housing Inventory into law.

Thank you,

Rodney Jeung

From: [Lorin Gillin](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 4:13:21 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

No on #201262- No Housing Inventory

No on #201262- No Housing Inventory

More than enough laws and rules for San Francisco rental market. It's all SF rental laws' doing, the SF laws turn tenants and landlords from friends to enemies, it's all SF rental laws' doing.

YOU STOP !

YOU Stop making up more rental laws !

Stop making up more troubles for SF tenants and Landlords !

From: [Thomas Dreyer](#)
To: [Wong, Linda \(BOS\)](#)
Subject: RE: Rent Registration Ordinance To Be Heard Wednesday, 11/18/20 at 11:00AM
Date: Tuesday, November 17, 2020 4:07:09 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Wong ,

I urge the Budget and Finance Committee to vote No on Housing Inventory Ordinance proposed by Supervisor Sandra Lee Fewer .

I am the Trustee for my oldest brother Jonathan who owns a small 3 unit building that he depends on to pay for his medical care and senior housing. Jon is a retired Chemist who spent 23 years working hard for our Veterans in the Lab at Ft. Miley Hospital. Jon has Parkinson's disease and is not well and cannot afford more costs during this difficult time. This past September, he lost a tenant, and another insisted on a steep rent reduction due vacancy rates climbing in the neighborhood.

The Proposed Ordinance is COSTLY to owners and potentially to tenants:

1 The Ordinance states that the Controller shall calculate the fee and publish it 30 days after the effective date of the ordinance. We ask that the fee be studied and calculated BEFORE the ordinance passes so that both the landlord and tenant community can understand its impact before agreeing to support or oppose the ordinance.

2. At a substantially increased cost per unit, the ordinance doesn't bring any tangible, additional benefits for either landlords or tenants. It's important to understand what landlords and tenants are paying for, and what services we will get in return.

In a year where many tenants and landlords have lost a substantial percentage of their income, now is not the right time to increase fees.

Don't impose more costs on our seniors citizens with an unproven strategy during a tough, tough time for all.

Thank-you for voting NO on this proposal.

Thomas Dreyer
415-412-3443

RE: Rent Registration Ordinance To Be Heard Wednesday, 11/18/20 at 11:00AM

--

Best regards,
Tom Dreyer

From: [D.C.](#)
To: [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 3:38:21 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I oppose the legislation in the subject line

From: [Tom Lee](#)
To: [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: No on #201262- No Housing Inventory
Date: Tuesday, November 17, 2020 3:34:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Budget and Finance Committee,

I'm disappointed and very concerned about the proposal to create a rental registry in SF. I'm a small landlord already negatively impacted by vacancies, fallen rents and lost rental income (without any assistance). Property owners are already subject to very strict rent control laws, eviction moratoriums and higher regulation than virtually any other city in America. Tenants already have more rights to leased properties in SF than the landlord, with many tenant resources and recourse through the SF Rent Board, free legal assistance and ability to sue landlords for hefty sums if landlords don't abide by rent control laws in place.

I feel creating the Rental Registry will be cumbersome, costly, create more red tape, require more city administration and take up time for landlords to process more annual paperwork. I implore the Budget and Finance Committee not to rush through this proposal but take a step back to properly assess what's necessary. We don't need a bazooka to kill a fly (i.e., the few bad actor landlords) as the significant majority of landlords are small property owners (many with language issues) who are honest and law abiding.

Please vote NO on this proposal. If there is a more streamlined version of this proposal, please don't rush it, hear from the many constituents it impacts to make sure it works efficiently and doesn't create unnecessary costs and burdens. You're creating an annual exercise that with recurring costs and paperwork. Renting property is like many other small businesses and we also need help to reduce red tape and our operating costs, not add to it, especially in these challenging times.

Thank you for your objective consideration on this proposal.

Sincerely,

Tom Lee

From: [Shari Malone](#)
To: [Wong, Linda \(BOS\)](#)
Cc: [Peskin, Aaron \(BOS\)](#)
Subject: Housing Inventory - fear NON COMPLIANCE
Date: Thursday, November 19, 2020 12:03:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

RE: 201262 Housing Inventory

I attended the meeting yesterday by phone.

QUESTION: DOES THE ORDINANCE INCLUDE A STIFF FEE FOR NON-COMPLIANCE AND WILL IT HAVE TEETH??

Although I'm against the housing inventory requirement, since it passed, I want it useful and successful.

Several of my fellow landlords have stated that they will not comply. Without compliance the effort will be of little use.

I DO NOT TAX PAYER'S MONEY WASTED.

I have seen other ordinances disregarded by SF residents, and although they should be fined, they are not. There doesn't seem to be the will or the manpower to track down and pursue people who flaunt the city laws.

Bob Kozma & Shari Malone
"The Kozmalones"
415-623-4340, 415-407-8833 (mobiles)

"RESPECT NATURE - RESPECT SCIENCE - RESPECT EACH OTHER"

By Hal Harvey via Thomas Freidman*

**Harvey- CEO of Energy Innovation, a San Francisco-based energy and environmental policy firm*

**Freidman-American political commentator and author*

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Wong, Linda \(BOS\)](#)
Subject: FW: San Francisco Mayor London Breed and San Francisco Board of Supervisors, Establish a Rental Registry in San Francisco
Date: Thursday, December 3, 2020 1:55:39 PM
Attachments: [establish-a-rental-registry-in-san-francisco_signatures_202012010705.pdf](#)

From: Sara Ogilvie via ActionNetwork.org <info@sg.actionnetwork.org>
Sent: Tuesday, December 1, 2020 11:06 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: San Francisco Mayor London Breed and San Francisco Board of Supervisors, Establish a Rental Registry in San Francisco

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

San Francisco Mayor London Breed and San Francisco Board of Supervisors,

53 people have signed a petition on Action Network telling you to Establish a Rental Registry in San Francisco.

Here is the petition they signed:

Dear San Francisco Mayor and Board of Supervisors,

We write to you today in strong support of a rental registry for San Francisco. A rental registry is an essential tool in the active enforcement of rent stabilization ordinances because it enables rent boards and agencies to gather information regarding current rents in rent stabilized units, monitor maximum allowable rents and just cause for eviction, notify annually or make available to tenants and landlords on request the maximum rent for any given unit and their rights and obligations under the rent ordinance, and take enforcement action when violations are discovered. Move-in dates and effective dates of the last rent increase recorded in a registry can be analyzed by city staff to determine if there has been an illegal rent increase. A rental registry could help increase enforcement on multiple fronts, such as ensuring property owners performing an Owner Move-In (OMI) Eviction abide by the law and do not rent out their unit until legally allowed. Additionally, a rental registry will allow city staff to analyze and report on rent levels and eviction trends in San Francisco.

Important state legislation enforcing San Francisco tenants' rights can only be effectively enforced with a rental registry. Many new laws involve various forms of a "lookback" - but without a rental registry looking back is challenging.

The Tenant Protection Act of 2019 (AB 1482) limits rent increases for most tenants in the state. To enforce this rent cap, it is essential that state and tenant advocates have access to data that shows what renters are required to pay each month. A rental registry will facilitate the task of monitoring rents. A rental registry will also facilitate the anti-displacement measures in the Housing Crisis Act of 2019 (SB 330), which bans the demolition of affordable and rent-controlled housing without replacement of that housing or financial support to find new housing, as well as requiring the former tenants to have the first right to new housing built at that site at the previous rent. The registry would help identify which units are protected by this law, the financial support necessary for affected tenants, and confirmation of proper rent should affected tenants return to the new housing. Enforcement of both of these laws will be much easier and more effective with a rental registry.

Lacking comprehensive data, policymakers will be unable to understand who is most vulnerable and which policy interventions will be required. We must distribute resources efficiently and legislate policies that provide relief to our most vulnerable renters by creating a definitive, comprehensive, and readily accessible rental registry. The cities of Los Angeles, Santa Monica, Berkeley, El Cerrito, Alameda, Long Beach, San Jose and Santa Cruz have all established rental registries for collecting information about tenancies and rental units. It's time for San Francisco to join this group of cities in implementing this strategic tool for maintenance and enforcement of critical tenant protections.

Please mandate and establish a rental registry for San Francisco. Thank you for your service, time, and consideration of this urgent matter.

You can view each petition signer and the comments they left you in the attached PDF.

Thank you,

SF YIMBY

Action Network



Sent via Action Network, a free online toolset anyone can use to organize. [Click here to sign up](#) and get started building an email list and creating online actions today.

Action Network is an open platform that empowers individuals and groups to organize for progressive causes. We encourage responsible activism, and do not support using the platform to take unlawful or other improper action. We do not control or endorse the conduct of users and make no representations of any kind about them.

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Important state legislation enforcing San Francisco tenants' rights can only be effectively enforced with a rental registry. Many new laws involve various forms of a "lookback" - but without a rental registry looking back is challenging. The Tenant Protection Act of 2019 (AB 1482) limits rent increases for most tenants in the state. To enforce this rent cap, it is essential that state and tenant advocates have access to data that shows what renters are required to pay each month. A rental registry will facilitate the task of monitoring rents. A rental registry will also facilitate the anti-displacement measures in the Housing Crisis Act of 2019 (SB 330), which bans the demolition of affordable and rent-controlled housing without replacement of that housing or financial support to find new housing, as well as requiring the former tenants to have the first right to new housing built at that site at the previous rent. The registry would help identify which units are protected by this law, the financial support necessary for affected tenants, and confirmation of proper rent should affected tenants return to the new housing. Enforcement of both of these laws will be much easier and more effective with a rental registry.

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Please mandate and establish a rental registry for San Francisco. Thank you for your service, time, and consideration of this urgent matter.

You can view each petition signer and the comments they left you below.

Thank you,

SF YIMBY

1. Aja Husary (*ZIP code: 94112*)

2. Asumu Takikawa (*ZIP code: 94118*)

3. Alana Titzler (*ZIP code: 94114*)

4. Avishai Halev (*ZIP code: 94133*)

5. Bobak Esfandiari (*ZIP code: 94121*)

We absolutely need a rental registry to better understand and address San Francisco's failed housing market.

6. Sarah Boudreau (*ZIP code: 94123*)

7. Dustin Heestand (*ZIP code: 94123*)

8. Charles Jurczynski (*ZIP code: 94114*)

9. Cliff Bargar (*ZIP code: 94107*)

10. Corey Smith (*ZIP code: 94117*)

11. Daniel Murphy (*ZIP code: 94107*)

12. Dan Federman (*ZIP code: 94117*)

13. David Kanter (*ZIP code: 94114*)

I love the idea. More information will help us plan better and encourage growth!

14. Emily Schell (*ZIP code: 94117*)

15. Julio Buendia (*ZIP code: 94133*)

16. Joanna Gubman (*ZIP code: 94114*)

17. Joe Kaylor (*ZIP code: 94117*)

18. **Joseph DiMento** (*ZIP code: 94131*)
19. **John DiMattia** (*ZIP code: 94115*)
20. **Jordon Wing** (*ZIP code: 94110*)
21. **Joshua Price** (*ZIP code: 94105*)
22. **Jonathan Tyburski** (*ZIP code: 94117*)
23. **Julia Teitelbaum** (*ZIP code: 94596*)
24. **Kelsey Clarke** (*ZIP code: 94110*)
25. **Karim Hamidou** (*ZIP code: 94115*)
26. **Kenneth Russell** (*ZIP code: 94132*)
27. **Kyle Conroy** (*ZIP code: 94110*)
28. **Laura Foote** (*ZIP code: 94133*)
29. **Roberto Rodriguez** (*ZIP code: 94110*)
30. **Martin Munoz** (*ZIP code: 94117*)
31. **Max Turner** (*ZIP code: 94112*)
32. **Matthew Janes** (*ZIP code: 94110*)
33. **Michael Chen** (*ZIP code: 94109*)
34. **Hazel O'neil** (*ZIP code: 94121*)
35. **Phillip Kobernick** (*ZIP code: 94131*)
36. **Raynell Cooper** (*ZIP code: 94117*)
37. **Richard McCoy** (*ZIP code: 94118*)
38. **Robert Fruchtman** (*ZIP code: 94117*)

- 39. Ronald Perez** (*ZIP code: 95125*)
- 40. Sabeek Pradhan** (*ZIP code: 94107*)
- 41. Sam Moss** (*ZIP code: 94133*)
- 42. Sara Ogilvie** (*ZIP code: 94110*)
- 43. Danny Sauter** (*ZIP code: 94133*)
- 44. Shahin Saneinejad** (*ZIP code: 94112*)
- 45. Sidharth Kapur** (*ZIP code: 94612*)
- 46. Sara Barz** (*ZIP code: 94112*)
- 47. Steven Marzo** (*ZIP code: 94112*)
- 48. Smitha Milli** (*ZIP code: 94103*)
- 49. Sarah Donelson** (*ZIP code: 94127*)
Please include rental homes as well as apartments!
- 50. Theo Gordon** (*ZIP code: 94115*)
- 51. Truc Nguyen** (*ZIP code: 94109*)
- 52. Charles Whitfield** (*ZIP code: 94114*)
- 53. Zack Subin** (*ZIP code: 94112*)

From: [Patrick Mulligan](#)
To: [Fewer, Sandra \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: Re: Strongly against this rental amendment
Date: Friday, December 4, 2020 11:12:45 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

.Hi:

In times of distress Landlords try to limit their risk, and manage their cash flow. Expansions of any kind are limited, as living within one's means, is gospel. They know, that whatever tomorrow brings, they will have to live with their decisions, good or bad!. "Trumplike" decisions by exiting political characters, as they exit center stage, should never really ever become an option. Dictation from the grave rarely work, so binding SF future to nostalgic whim by exiting governmental figures, is a recipe for disaster. The hotel tax is non existent, ditto the sales tax, the gross receipts tax will be much less, and real estate will limit any due payments, till the last due date, if ever(Please remember the South Bronx of NYC). Whether anyone likes it or not, limitations loom in SF's near term future. To easy those limitations from becoming long term consequences, care must be taken. Sadly nobody, neither you or your colleagues, seem to hear or see these warning signs, going off all around you, flashing Red. Being frugal does not seem to be in your collective DNA, Sadly...Patrick

From: [Board of Supervisors \(BOS\)](#)
To: [BOS Supervisors](#)
Cc: [Susan Marin \(BOS\)](#)
Subject: FW: File#201262 Rental Housing Inventory
Date: Thursday, December 3, 2020 1:52:28 PM

-----Original Message-----

From: Colleen Mullins <colleen@colleenmullins.net>
Sent: Tuesday, December 1, 2020 6:45 AM
To: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: File#201262 Rental Housing Inventory

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My father bought a home for his first wife and himself in the Richmond District in the late 1940's. After she passed, and he married my mom, we moved to an apartment closer to his work with the Bureau of Architecture. He kept that property. He turned the upstairs of the old house into a rental apartment and left the downstairs unrented. It became storage for over forty years. I decided to keep the house when my mother died, move back to San Francisco, and fix up the unoccupied unit—adding to the housing stock in San Francisco. This is my only source of income. I made the calculation that I could make-do with one market unit and a rent-controlled second unit that pays \$830 a month, because the net gain of a small studio space for me to do my artwork, would make the effort worth it.

But between the board of supervisors and nearly biannual election assaults on my ability to survive as a landlord, and making less than \$50k gross, I'm ready to sell. I provide housing to an elderly boarder. I chose to do that. I choose not to evict her the three times a year she misses rent.

Now you want my personal rent information? There it is. A failing business.

The other unit? Apparently I'm lucky they stayed when I told them a 7% reduction was all I could do in the pandemic. I'm sure they will move out soon—making it way easier to sell. Do you think it will remain a rental property? Absolutely not. The property tax alone, would make it a losing business.

Please stop assaulting my meager living as a landlord. You are the ones who let the giant developers from New York into the city. They are the ones messing with tenants. If you must roll out a ridiculous new bureaucracy-laden department to count heads and rents, start with the corporations that have both the money to hire someone to do the work, and the bandwidth in staffing. Leave owners with two or less units alone. Because we are a dying breed. And you are sending another multi-generational San Franciscan packing.

Colleen Mullins
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Spelling errors?
Blame my iPhone.