

**BOARD of SUPERVISORS**



**City Hall**  
**1 Dr. Carlton B. Goodlett Place**  
**Room 244**  
**San Francisco, CA 94102-4689**  
**Tel. No. (415) 554-5184**  
**Fax No. (415) 554-5163**  
**TDD/TTY No. (415) 554-5227**

January 30, 2023

The Honorable Gavin Newsom  
Governor of the State of California  
1020 O Street, Suite 9000  
Sacramento, CA 95814

Re: Board of Supervisors Resolution No. 004-23

Dear Governor Newsom:

On January 10, 2023, the Board of Supervisors of the City and County of San Francisco adopted Resolution No. 004-23 (Supporting California State Assembly Bill No. 12 (Haney) - Security Deposits), which was enacted on January 20, 2023.

The Board of Supervisors directs the Clerk of the Board to forward the following document to your attention:

- One copy of Resolution No. 004-23 (File No. 221287)

If you have any questions or require additional information, please contact the Office of the Clerk of the Board at (415) 554-5184, or by e-mail: [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org).

Sincerely,

  
Angela Calvillo  
Clerk of the Board

jw:ak:ll:ams

- c. Members of the Board of Supervisors; Supervisors Shamann Walton, Connie Chan, Dean Preston, Rafael Mandelman  
Tom Paulino, Mayor's Liaison to the Board of Supervisors  
Sarah Owens, Mayor's Manager of State and Federal Legislative Affairs  
Andres Power, Mayor's Policy Director  
Susanna Conine-Nakano, Mayor's Office  
Paul Yoder, Karen Lange, Erica Smith, City Lobbyists - Shaw/Yoder/Antwih Inc.

1 [Supporting California State Assembly Bill No. 12 (Haney) - Security Deposits]

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3 **Resolution supporting California State Assembly Bill No. 12, Security Deposits,**  
4 **authored by Assembly Member Matt Haney, to limit the maximum amount of rental**  
5 **security deposits at one month's rent.**  
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7 WHEREAS, Rental costs in California continue to rise and the average rent in San  
8 Francisco ranges from \$3550 for a one-bedroom apartment to \$5000 for a two-bedroom  
9 apartment; and

10 WHEREAS, The current California Law allows landlords to charge two times the rent  
11 and in some cases three times the monthly rent for a security deposit; and

12 WHEREAS, That means in San Francisco, renters may need to pay as much as  
13 \$12,000 or \$15,000 for their security deposit in order to move in; and

14 WHEREAS, This high amount for security deposits creates a huge barrier for renters  
15 by causing some renters to borrow from predatory lenders or go in debt in order to access  
16 housing; and

17 WHEREAS, When renters cannot afford a security deposit, they may be forced to stay  
18 in crowded, insufficient, or even unsafe living situations and some may remain unhoused as a  
19 result; and

20 WHEREAS, While inflation has increased the cost of repairs for wear and tear on  
21 apartments, it remains far below the increase in the costs of security deposits due to  
22 skyrocketing rents; and

23 WHEREAS, For example, the rent in the City of Los Angeles has increased by over  
24 65% in the last decade, however, the cost of repairs has risen by far less; and  
25

1           WHEREAS, Assembly Bill No. 12 (AB 12), introduced by Assembly Member Matt  
2 Haney, will limit the maximum amount for rental security deposits at one month's rent; and

3           WHEREAS, AB 12 will have no effect on potential-liability as landlords will still be able  
4 to seek damages from tenants who are responsible for harm to the property that exceeds the  
5 amount of the security deposit; and

6           WHEREAS, California passed a law with bipartisan support to set the maximum  
7 amount for security deposits for military service members at one month's rent; and

8           WHEREAS, If AB 12 passes, California will be the twelfth state in the country, joining  
9 states such as New York, Kansas, Hawaii, and Alabama, to limit security deposits to only one  
10 month's rent; and

11           WHEREAS, the City and County of San Francisco recognizes the housing affordability  
12 challenges that have been rising over the last decade and the barriers to accessing housing;  
13 now, therefore, be it

14           RESOLVED, That the San Francisco Board of Supervisors hereby supports California  
15 Assembly Bill No. 12 and urges the California State Legislature to pass this bill in order to  
16 remove barriers to housing for all California renters; and, be it

17           FURTHER RESOLVED, That the Board of Supervisors hereby directs the Clerk of the  
18 Board to transmit a copy of this Resolution to the California Senate President pro Tempore  
19 Toni Atkins, California Assembly Speaker Anthony Rendon, Governor Gavin Newsom, and  
20 the Bill's primary sponsor, Assembly Member Matt Haney.



City and County of San Francisco

Tails Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 221287

Date Passed: January 10, 2023

Resolution supporting California State Assembly Bill No. 12, Security Deposits, authored by Assembly Member Matt Haney, to limit the maximum amount of rental security deposits at one month's rent.

January 10, 2023 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 221287/

I hereby certify that the foregoing Resolution was ADOPTED on 1/10/2023 by the Board of Supervisors of the City and County of San Francisco.

Handwritten signature of Angela Calvillo
Angela Calvillo
Clerk of the Board

Unsigned

London N. Breed
Mayor

01/20/2023

Date Approved

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without her approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.

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Clerk of the Board

01/20/2023

Date

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January 30, 2023

The Honorable Toni G. Atkins  
California State Senator  
Senate President Pro Tempore  
California State Capitol  
1021 O Street, Suite 8518  
Sacramento, CA 95814

Re: Board of Supervisors Resolution No. 004-23

Dear Senator Atkins:

On January 10, 2023, the Board of Supervisors of the City and County of San Francisco adopted Resolution No. 004-23 (Supporting California State Assembly Bill No. 12 (Haney) - Security Deposits), which was enacted on January 20, 2023.

The Board of Supervisors directs the Clerk of the Board to forward the following document to your attention:

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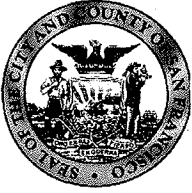
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City and County of San Francisco

Tails Resolution

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File Number: 221287

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Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

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Clerk of the Board

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London N. Breed
Mayor

01/20/2023

Date Approved

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January 30, 2023

The Honorable Anthony Rendon  
Speaker of the California State Assembly  
California State Capitol, Room 219  
P.O. Box 942849  
Sacramento, CA 95814

Re: Board of Supervisors Resolution No. 004-23

Dear Speaker Rendon:

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City and County of San Francisco

Tails
Resolution

City Hall
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London N. Breed
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January 30, 2023

The Honorable Matt Haney  
California State Assembly Member  
California State Capitol, Room 5310  
P.O. Box 942849  
Sacramento, CA 94249-0017

Re: Board of Supervisors Resolution No. 004-23

Dear Assembly Member Haney:

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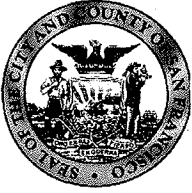
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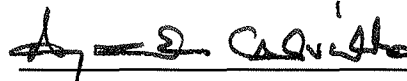
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