

1 [Urging the Mayor to Form an Interagency Working Group to Create an Eviction Early
2 Warning System]

3 **Resolution urging Mayor Lee to form an interagency working group with participation**
4 **from the Mayor’s Office of Housing and Community Development, the Rent Board, and**
5 **in coordination with the Board of Supervisors, to create an Eviction Early Warning**
6 **System.**

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8 WHEREAS, The City and County of San Francisco (the "City") has historically been
9 among the cities with the highest average rent in our country; and

10 WHEREAS, The City has seen significant job creation and employment growth in the
11 past three years, seeing unemployment rates decline from 9.7% in August 2010 to 3.8% with
12 more than 70,000 new jobs created; and

13 WHEREAS, The population of the City has continued to increase during the past three
14 years of economic growth and is expected to continue growing based on national trends of
15 increased population growth in urban areas, resulting in an increased demand for housing;
16 and

17 WHEREAS, Housing production, while improving, has not kept up with the growing
18 demand for housing, with an increase of only 2% from 1970 to 1980, 4% from 1980 to 1990,
19 5% from 1990 to 2000 and 9% from 2000 to 2010; and

20 WHEREAS, The increase in demand for housing, coupled with the lack of available
21 supply is driving up the cost of housing and is further compounded by the loss of rent
22 controlled housing; and

23 WHEREAS, The loss of rent controlled housing happens through the use of No Fault
24 Evictions including the Ellis Act and Owner Move Ins, which can be used to remove tenants

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1 and allow buildings to be sold as Tenancies in Common, effectively removing units from the
2 City's rent controlled housing stock; and

3 WHEREAS, Speculators often acquire rent controlled buildings and pursue buyouts to
4 create condominiums which effectively removes rent controlled units from the City's housing
5 stock; and

6 WHEREAS, There are trends emerging in which the Ellis Act is used by entities who
7 buy rental buildings and repeatedly leave the rental business; and

8 WHEREAS, There are property owners who exhibit patterns of exploiting minor lease
9 violations to evict tenants and then re-rent units at the prevailing market rents, resulting in
10 displacement and decreased affordability; and

11 WHEREAS, Tenants are often unaware of their options and coerced into accepting
12 unfavorable offers or giving up their rent controlled housing, often within a few days; and

13 WHEREAS, The City now tracks buyout offers and all eviction notice filings through the
14 Rent Board and funds eviction defense legal services to fight evictions as well the Small Sites
15 Program to acquire and retain rent controlled housing; and

16 WHEREAS, There is no system in place to alert tenant support systems in a timely
17 enough fashion to ensure support is offered when eviction notices and buyout offers are filed;
18 and

19 WHEREAS, The City should protect residents who live in the housing stock we have
20 while continuing to build the housing our growing workforce needs; now, therefore, be it

21 RESOLVED, That the City needs an Eviction Early Warning System to alert the
22 Mayor's Office of Housing and Community Development and the District Supervisor to put the
23 City's eviction defense teams into action and provide immediate tenant counseling, legal
24 services and property acquisition options; and, be it

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1 FURTHER RESOLVED, That the Board of Supervisors urges the Mayor to form an
2 interagency working group comprised of representatives from at least the Mayor's Office of
3 Housing and Community Development and the Rent Board to create an Eviction Early
4 Warning System to provide such alerts by June; and, be it

5 FURTHER RESOLVED, That the Mayor should invite members of the Board of
6 Supervisors to participate in discussions with the working group; and, be it

7 FURTHER RESOLVED, That following a six-month implementation period, the working
8 groups should report the progress of the group to the Board of Supervisors and provide
9 guidance on how to standardize and enhance reporting of eviction filings and buyout offers to
10 maximize the effectiveness of the Eviction Early Warning System.

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