

File No. 171166

Committee Item No. 7

Board Item No. \_\_\_\_\_

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date November 27, 2017

Board of Supervisors Meeting

Date \_\_\_\_\_

### Cmte Board

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | Memorandum of Understanding (MOU)            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 - Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 700                                     |
| <input type="checkbox"/>            | <input type="checkbox"/> | Vacancy Notice                               |
| <input type="checkbox"/>            | <input type="checkbox"/> | Information Sheet                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

### OTHER

(Use back side if additional space is needed)

- |                                     |                          |                               |
|-------------------------------------|--------------------------|-------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Assembly Bill No. 1506</u> |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                         |

Completed by: Alisa Somera Date November 21, 2017

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

1 [Supporting California State Assembly Bill 1506 (Bloom) - Repealing the Costa-Hawkins Act]

2  
3 **Resolution urging the Mayor and the Board of Supervisors to support California State**  
4 **Assembly Bill 1506, authored by Assembly Member Richard Bloom, repealing the**  
5 **Costa-Hawkins Act.**

6  
7 WHEREAS, Rent control has provided seniors, the disabled, and low income tenants  
8 with stabilized housing and maintained the integrity of San Francisco's neighborhoods; and

9 WHEREAS, Evictions due to rent de-control and the sale of buildings subject to rent  
10 control have led to thousands of tenants being displaced under Ellis Act and Costa Hawkins  
11 evictions, and skyrocketing rents are destabilizing San Francisco's communities; and

12 WHEREAS, Adopted in 1995, the Costa-Hawkins Rental Housing Act  
13 exempted housing built after 1995 from local rent control requirements, exempted all single-  
14 family homes from local rent control requirements, and required all local rent control laws to  
15 contain vacancy decontrol provisions, among other provisions; and

16 WHEREAS, Under the Costa-Hawkins Rental Housing Act, landlords are permitted to  
17 raise rents in cities where rent control is in effect once these units are vacated; and

18 WHEREAS, According to data from the Rent Stabilization Board, in 1979 the year  
19 when San Francisco's Rent Stabilization Ordinance was passed, the median gross rent for a  
20 2-bedroom apartment was \$435 (\$1,007 in 2017 dollars); and

21 WHEREAS, In 2017, the average rent for a 2-bedroom apartment is \$4,555; and

22 WHEREAS, While the cumulative rate of inflation from 1979 - 2017 was 131.5%, new  
23 tenants experienced an increase of 352% for 2 bedroom units, an increase of nearly 3 times  
24 as much as the rate of inflation; and

25

1           WHEREAS, In *Palmer v. City of Los Angeles* (2009), the Second District California  
2 Court of Appeal held that the Costa-Hawkins Rental Housing Act prohibits local governments  
3 from mandating rent restrictions on inclusionary units in new rental housing developments,  
4 as the act gives landowners the right to set the initial rent level at the start of a tenancy; and

5           WHEREAS, California State Assembly Bill 1506 (AB 1506) would repeal the Costa-  
6 Hawkins Rental Housing Act; and

7           WHEREAS, By repealing Costa-Hawkins, cities would have more flexibility in  
8 governing affordable housing needs in their communities and the City and County of San  
9 Francisco would be able to strengthen its Rent Stabilization program if AB 1506 were to pass;  
10 now, therefore, be it

11           RESOLVED, That by the adoption of this Resolution, the City and County of San  
12 Francisco hereby includes in its 2017-2018 State Legislative Program support of AB 1506  
13 (Bloom) which would repeal the Costa-Hawkins Rental Housing Act; and, be it

14           FURTHER RESOLVED, That the San Francisco Board of Supervisors hereby directs  
15 the Clerk of the Board to transmit copies to the Assembly of the State of California with a  
16 request to take all action necessary to achieve the objectives of this Resolution.

**ASSEMBLY BILL**

**No. 1506**

---

---

**Introduced by Assembly Members Bloom, Chiu, and Bonta**  
(Coauthor: Senator Allen)

February 17, 2017

---

---

An act to repeal Chapter 2.7 (commencing with Section 1954.50) of Title 5 of Part 4 of Division 3 of the Civil Code, relating to tenancy.

LEGISLATIVE COUNSEL'S DIGEST

AB 1506, as introduced, Bloom. Residential rent control: Costa-Hawkins Rental Housing Act.

The Costa-Hawkins Rental Housing Act prescribes statewide limits on the application of local rent control with regard to certain properties.

This bill would repeal that act.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Chapter 2.7 (commencing with Section 1954.50)  
2 of Title 5 of Part 4 of Division 3 of the Civil Code is repealed.

3

4

5

CORRECTIONS:

6

Heading—Lines 1 and 2.

7

O

Print Form

# Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
 2017 OCT 31 PM 4:03  
 Time stamp  
 or meeting date **AK**

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. Question(s) 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):

Fewer, Ronen, Peskin, *KIM*

Subject:

Resolution urging the Mayor and the Board of Supervisors to support California State Assembly Bill 1506, authored by Assembly Member Bloom, repealing the Costa-Hawkins Act.

The text is listed:

Please see attached.

Signature of Sponsoring Supervisor:

*Sandra Lee Fewer*

For Clerk's Use Only