

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

December 19, 2017

The Honorable E. Dotson Wilson
Chief Clerk of the Assembly
California State Assembly
California State Capitol, Room 3196
Sacramento, CA 95814

Re: Board of Supervisors Resolution No. 437-17

Dear Chief Clerk Wilson:


On December 5, 2017, the Board of Supervisors of the City and County of San Francisco adopted Resolution No. 437-17 (Supporting California State Assembly Bill 1506 (Bloom) - Repealing the Costa-Hawkins Act), which was enacted on December 15, 2017.

The Board of Supervisors directs the Clerk of the Board to forward the following document to the attention of the California State Assembly:

- One certified copy of Resolution No. 437-17 (File No. 171166)

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.

Sincerely,


Angela Calvillo
Clerk of the Board

- c. Supervisor Sandra Fewer, Member of the San Francisco Board of Supervisors
Supervisor Hillary Ronen, Member of the San Francisco Board of Supervisors
Supervisor Aaron Peskin, Member of the San Francisco Board of Supervisors
Supervisor Jane Kim, Member of the San Francisco Board of Supervisors
Supervisor London Breed, President of the San Francisco Board of Supervisors
Mawuli Tugbenyoh, Mayor's Liaison to the San Francisco Board of Supervisors
Kathryn Angotti, Mayor's Director of State and Federal Legislative Affairs
Paul Yoder, City Lobbyists - Shaw/Yoder/Antwih Inc.
Karen Lange, City Lobbyists - Shaw/Yoder/Antwih Inc.



City and County of San Francisco
Certified Copy
Resolution

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

171166

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

Sponsors: Fewer; Ronen, Peskin, Kim and Breed

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

12/5/2017 Board of Supervisors - ADOPTED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

12/15/2017 Mayor - RETURNED UNSIGNED

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Resolution is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

December 18, 2017

Date

Angela Galvillo
Clerk of the Board

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

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.



City and County of San Francisco
Tails
Resolution

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

File Number: 171166

Date Passed: December 05, 2017

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


November 27, 2017 Land Use and Transportation Committee - RECOMMENDED

December 05, 2017 Board of Supervisors - ADOPTED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

File No. 171166

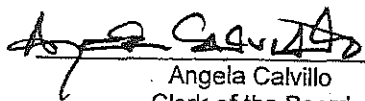
I hereby certify that the foregoing Resolution was ADOPTED on 12/5/2017 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board

Unsigned
Mayor

12/15/2017
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 his approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.


Angela Calvillo
Clerk of the Board

12/15/2017
Date