

1 [Supporting California State Proposition 10 - The Affordable Housing Act - November 6, 2018
Ballot]

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3 **Resolution supporting California State Proposition 10, The Affordable Housing Act, on**
4 **the November 6, 2018, ballot; and reaffirming the City and County of San Francisco’s**
5 **support for repeal of the Costa-Hawkins Rental Housing Act.**

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7 WHEREAS, Since the housing affordability crisis of the late 1970s when cities across
8 California first passed rent control ordinances in response to surging real estate values and
9 interest rates, rent control has strengthened the fabric of California neighborhoods and
10 provided residential tenants, including low-income, senior and disabled residents, with stable
11 housing; and

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

16 WHEREAS, Four decades after rent control measures were first enacted and over two
17 decades following the implementation of Costa-Hawkins, California is once again in the midst
18 of a housing crisis the likes of which have rarely been seen, characterized by skyrocketing
19 rents and eviction rates; and

20 WHEREAS, In 1979 when the City and County of San Francisco passed its own Rent
21 Stabilization Ordinance, the median gross rent for a 2-bedroom apartment was \$435 per
22 month, equivalent to approximately \$1,007 in 2018 dollars, according to data available at the
23 San Francisco Rent Board; and

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1 WHEREAS, According to available data, the average rent for a 2-bedroom apartment
2 in San Francisco as of the introduction of this Resolution is over \$4,500 per month, exceeding
3 the cumulative rate of inflation since 1979 by nearly 300 percent; and

4 WHEREAS, The rising costs of housing and inability to expand rent stabilization or
5 vacancy control in California urban centers in particular have contributed to increased traffic
6 congestion and consequent environmental harm by forcing San Francisco workers - including
7 teachers, police officers, service industry workers, and first responders - to live further away
8 from work, resulting in dramatically increased commute times; and

9 WHEREAS, Available data reflects that the median commute distance for lower-income
10 workers employed in Downtown San Francisco has increased from nine miles to 15 miles
11 between 2008 and 2013, while the number of commuters who spend more than 90 minutes
12 commuting each way to work has increased by 40% over roughly the same period; and

13 WHEREAS, Proposition 10, the Affordable Housing Act, is an initiative ordinance on
14 the November 6, 2018 ballot that would repeal the Costa-Hawkins Rental Housing Act, thus
15 allowing local governments to, among other things, consider and adopt new rent control and
16 vacancy control ordinances; and

17 WHEREAS, By repealing Costa-Hawkins, Proposition 10 would allow cities to have
18 more flexibility in governing affordable housing needs in their communities, to ensure that
19 existing vacant rent-controlled housing stock is made available to residential tenants, and to
20 strengthen rent stabilization measures; and

21 WHEREAS, In 2017, the City and County of San Francisco indicated its support for
22 California State Assembly Bill 1506 (Chiu), which would have repealed Costa-Hawkins; and

23 WHEREAS, Proposition 10 is sponsored and/or endorsed by the California Democratic
24 Party, AIDS Healthcare Foundation, Alliance of Californians for Community Empowerment,
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1 Eviction Defense Network, and a broad network of over 150 labor, housing advocacy,
2 community, and faith-based organizations throughout the state; now, therefore, be it

3 RESOLVED, That the City and County of San Francisco hereby formally endorses
4 Proposition 10, the Affordable Housing Act, on the November 6, 2018 ballot, which would
5 repeal the Costa-Hawkins Rental Housing Act; and, be it

6 FURTHER RESOLVED, That the City and County of San Francisco reiterates its
7 support for full repeal of the Costa-Hawkins Rental Housing Act, which would enable
8 policymakers across the State to confront the housing affordability crisis by expanding rent
9 control, enacting and implementing vacancy control, and taking other critical steps to stabilize
10 neighborhoods and communities across the State of California; and, be it

11 FURTHER RESOLVED, That any application of rent control to new construction should
12 be adopted only after an economic analysis from the Office of the Controller.

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