

File No. 190899

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date October 7, 2019

Board of Supervisors Meeting

Date: _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
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| <input checked="" 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 checked="" 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 |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 700 |
| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
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Completed by: Victor Young Date Oct 3, 2019

Completed by: Victor Young Date _____

1 [Administrative Code - ~~Temporarily Displaced Tenant Preference in City Affordable Housing~~
 2 ~~Compliance with Right to Return for Temporarily Displaced Tenants~~]

3 Ordinance amending the Administrative Code to add a preference in City affordable
 4 housing programs to tenants temporarily evicted from rental units for capital
 5 improvements or rehabilitation work; requiring landlords who regain possession of
 6 such rental units to provide evidence of complying with a tenant's right to re-occupy
 7 such tenant's rental unit; and restricting the issuance of a certificate of final
 8 completion unless a landlord provides such evidence clarifying that temporary
 9 evictions for capital improvements are intended to cover work that would make the unit
 10 hazardous, unhealthy, and/or uninhabitable, and are intended to last for the minimum
 11 amount of time required to complete the work; and modifying modify the standards
 12 that the Rent Board must consider when reviewing a request to authorize a temporary
 13 eviction for capital improvements to last more than three months; establish procedures
 14 for the landlord to inform the displaced tenant of the tenant's right to reoccupy the unit
 15 upon completion of the work; and establish that a landlord's failure to timely allow the
 16 tenant to reoccupy the unit may create a rebuttable presumption that the tenancy has
 17 been terminated by the landlord rather than by the tenant.

18 NOTE: Unchanged Code text and uncodified text are in plain Arial font.
 19 Additions to Codes are in *single-underline italics Times New Roman font*.
 20 Deletions to Codes are in *strikethrough italics Times New Roman font*.
 21 Board amendment additions are in double-underlined Arial font.
 22 Board amendment deletions are in ~~strikethrough Arial font~~.
 23 Asterisks (* * * *) indicate the omission of unchanged Code
 24 subsections or parts of tables.

25 Be it ordained by the People of the City and County of San Francisco:

Section 1. Background and Findings.

1 (a) Administrative Code Section 37.9(a)(11) allows landlords to evict tenants in
2 order to perform capital improvements or rehabilitation work, if the landlord has obtained all
3 the necessary permits on or before the date upon which notice to vacate is given to the tenant
4 and the landlord acts without ulterior reasons and with honest intent. Since January 2017,
5 more than 400 capital improvement evictions have been reported to the Rent Board.

6 (b) Administrative Code Section 37.9(a)(11) further provides that evictions are
7 intended to be temporary and that the tenant is entitled to re-occupy the rental unit when the
8 capital improvements or rehabilitation work are completed. Although this provision ostensibly
9 limits the displacement of tenants to the minimum time necessary and usually less than three
10 months and provides a limited relocation assistance payment, the tenant is not guaranteed a
11 temporary replacement unit during the displacement period, and landlords are allowed to
12 extend such displacement period without a limit.

13 (c) In some cases, the temporary displacement of households, many of them
14 seniors or families with children, often last for a year or more and without any increase in
15 relocation assistance or offer of actual replacement housing, which can lead to these
16 households being permanently displaced from the City. These extended and permanent
17 displacements have caused and continue to cause economic, physical, and emotional
18 hardship on tenants and impact the economic and social well-being of the City's
19 neighborhoods.

20 (d) Given the challenges of finding affordable, temporary housing in the City for
21 even those at the top of the income scale, the Board of Supervisors finds that it is necessary
22 through this ordinance to clarify the requirements and procedures regarding temporary
23 evictions due to capital improvements or rehabilitation work, and in particular to define the
24 factors that bear on whether an extension request is reasonable, so as to ensure that tenants
25 receive the opportunity to return to their units upon completion of the work, and to prevent

1 landlords from constructively evicting and permanently displacing their tenants through
2 evictions that have lasted longer than was reasonably required for the landlord to perform the
3 necessary work provide temporary affordable housing to income-qualified tenants within the
4 City's affordable housing.

5
6 Section 2. This ordinance initially proposed revising Administrative Code Sections 47.2
7 and 47.3. At its regular meeting on September 30, 2019, the Rules Committee of the Board of
8 Supervisors amended this ordinance to remove Sections 47.2 and 47.3, such that this
9 ordinance no longer includes revisions to those Sections.

10
11 Section 3. Chapter 37 of the Administrative Code is hereby amended by revising
12 Section 37.9(a)(11), to read as follows:

13 **SEC. 37.9. EVICTIONS.**

14 * * * *

15 (a) A landlord shall not endeavor to recover possession of a rental unit unless:

16 * * * *

17 (11) The landlord seeks in good faith to remove temporarily the unit from
18 housing use in order to be able to carry out capital improvements or rehabilitation work that
19 would make the unit hazardous, unhealthy, and/or uninhabitable while work is in progress,
20 and has obtained all the necessary permits on or before the date upon which notice to vacate
21 is given, and does so without ulterior reasons and with honest intent. Any tenant who vacates
22 the unit under such circumstances shall have the right to reoccupy the unit at the prior rent
23 adjusted in accordance with the provisions of this Chapter 37. The landlord may will only
24 require the tenant to will vacate the unit only for the minimum time required to do the work.

25 (A) On or before the date upon which notice to vacate is given, the

1 landlord shall: ~~(A)~~ (i) advise the tenant in writing that the rehabilitation or capital improvement
2 plans are on file with the Central Permit Bureau of the Department of Building Inspection and
3 that arrangements for reviewing such plans can be made with the Central Permit Bureau, and
4 ~~(B)~~ (ii) provide the tenant a disclosure form prepared by the Board that advises the tenant of the
5 tenant's right to return and opportunity to obtain temporary rental housing through the Mayor's
6 Office of Housing and Community Development; and (iii) provide the tenant a form prepared
7 by the Rent Board that the tenant can use to keep the Rent Board apprised of any future
8 change in address.

9 (B) ~~In addition to the above, n~~No landlord shall endeavor to recover
10 possession of any unit subject to a RAP loan as set forth in Section 37.2(m) of this Chapter
11 except as provided in Section 32.69 of the *San Francisco* Administrative Code.

12 (C) The tenant shall not be required to vacate pursuant to this Section
13 37.9(a)(11), for a period in excess of three months; provided, however, that such time period
14 may be extended by the Board or (including its Administrative Law Judges) upon application
15 by the landlord.

16 (i) In reviewing an application for an extension of time, the
17 Board or its Administrative Law Judge shall first determine whether the landlord has
18 demonstrated that all of the work is reasonable and necessary to meet state or local
19 requirements concerning the safety or habitability of the building or the unit, rather than
20 elective in nature. If so, the Board shall only consider whether the landlord has delayed in
21 seeking the extension; and the reasonableness of the landlord's time estimate. ;

22 (ii) Alternatively, if the Board determines that whether the
23 landlord has demonstrated that not all of the work is reasonable and necessary to meet state
24 or local requirements concerning the safety or habitability of the building or the unit, the Board
25 shall consider the degree to which the work is versus purely elective in nature; whether any

1 tenants have objected that the cost of securing alternative housing during the time extension
2 would cause them a financial hardship, and/or that they are 60 years of age or older or
3 disabled; and any other extraordinary circumstances. The Board shall also consider whether
4 the landlord has offered reasonable mitigation, other than the relocation expenses required by
5 Section 37.9C, to address the hardship imposed upon the tenant, such as temporary
6 occupancy of another vacant unit should one be available.

7 _____ (iii) The Board may grant or deny an application for an
8 extension of time or may approve a shorter period of time, based upon the consideration of
9 the facts of the case. The Board shall adopt rules and regulations to implement the
10 application procedure. If the landlord does not timely allow the tenant to reoccupy the unit,
11 and upon completion of the work the subsequent occupant is someone other than the original
12 tenant, there shall be a rebuttable presumption that the original tenant did not reoccupy the
13 unit due to the delay and therefore, for purposes of restricting the rent as set forth in Section
14 37.3(f)(1), that the original tenancy was terminated by the landlord.

15 _____ (D) Any landlord who seeks to recover possession under this Section
16 37.9(a)(11) shall pay relocation expenses as provided in Section 37.9C.

17 _____ (E) Immediately upon completion of the capital improvements or
18 rehabilitation work, the landlord shall advise the tenant, in writing, and allow the tenant to reoccupy
19 the tenant's unit. The tenant shall have 30 days from receipt of the landlord's offer of reoccupancy to
20 notify the landlord of acceptance or rejection of the offer, and if accepted, the tenant shall reoccupy the
21 unit within 45 days of receipt of the landlord's offer. The landlord shall file a copy of the offer with the
22 Rent Board within 15 days of the offer. The Board shall make all reasonable efforts to send a
23 notice to the unit within one year of the date of filing, to inform the occupant that the rent may
24 be subject to the rent restrictions set forth in Section 37.3(f)(1). No certificate of final
25 completion for the capital improvement or rehabilitation work under this Section 37.9(a)(11)

1 shall be approved by the Department of Building Inspection unless and until the Board verifies
2 to the Department of Building Inspection that the landlord has provided the tenant an offer to
3 re-occupy the unit under this Section 37.9(a)(11); or

4 * * * *

5
6 Section 4. Effective Date. This ordinance shall become effective 30 days after
7 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
8 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
9 of Supervisors overrides the Mayor's veto of the ordinance.

10
11 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
12 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
13 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
14 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
15 additions, and Board amendment deletions in accordance with the "Note" that appears under
16 the official title of the ordinance.

17
18 Section 6. Applicability. The amendments to Administrative Code Section 37.9(a)(11)
19 (exclusive of Subsections 37.9(a)(11)(A)-(E)), which deal with (1) the requirement that the unit
20 must be hazardous, unhealthy, and/or uninhabitable while work is in progress, and (2) the
21 landlord's duty to limit the duration of the eviction to the minimum time required to do the
22 work, are intended to clarify existing law and shall therefore apply to all rental units, including
23 those where a notice to vacate or quit has been served as of the legislation's effective date,
24 but where the rental unit has not yet been vacated or an unlawful detainer has not yet been
25 issued.

1
2 Section 7. Severability. If any section, subsection, sentence, clause, phrase, or word of
3 this ordinance, or any application thereof to any person or circumstance, is held to be invalid
4 or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not
5 affect the validity of the remaining portions or applications of the ordinance. The Board of
6 Supervisors hereby declares that it would have passed this ordinance and each and every
7 section, subsection, sentence, clause, phrase, and word not declared invalid or
8 unconstitutional without regard to whether any other portion of this ordinance or application
9 thereof would be subsequently declared invalid or unconstitutional.

10
11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13
14 By:



15 MANU PRADHAN
16 Deputy City Attorney

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LEGISLATIVE DIGEST

(Revised 09/30/19)

[Administrative Code - Compliance with Right to Return for Temporarily Displaced Tenants]

Ordinance amending the Administrative Code to clarify that temporary evictions for capital improvements are intended to cover work that would make the unit hazardous, unhealthy, and/or uninhabitable, and are intended to last for the minimum amount of time required to complete the work; modify the standards that the Rent Board must consider when reviewing a request to authorize a temporary eviction for capital improvements to last more than three months; establish procedures for the landlord to inform the displaced tenant of the tenant's right to reoccupy the unit upon completion of the work; and establish that a landlord's failure to timely allow the tenant to reoccupy the unit may create a rebuttable presumption that the tenancy has been terminated by the landlord rather than by the tenant.

Existing Law

Current law provides that a landlord may temporarily regain possession of a rental unit for the purpose of undertaking capital improvements or rehabilitation (Administrative Code Section 37.9(a)(11)). Tenants may be required to vacate their rental unit only for the minimum amount of time required to complete the capital improvements or rehabilitation, and have the right to re-occupy their rental units at the prior rent with certain allowable adjustments.

Also, while a landlord ordinarily may charge market rent at the start of any new tenancy, a separate provision of the Administrative Code, Section 37.3(f)(1), creates an exception that remains in place for five years after certain types of evictions (including 37.9(a)(11)). In these situations, the initial base rent for the subsequent tenancy may not exceed what the prior tenant would have paid had they remained in the unit.

Amendments to Current Law

This ordinance would amend Section 37.9(a)(11) as follows: First, it would clarify existing law that evictions under Section 37.9(a)(11) are only intended to cover work that would make the unit hazardous, unhealthy, and/or uninhabitable, and that landlords may not displace their tenants for longer than the minimum time required to do the work. Second, it would specify criteria for the Rent Board to consider when evaluating whether to authorize these evictions to last more than 90 days. Third, it would require a landlord when performing the eviction to provide the tenant a disclosure concerning the tenant's right to reoccupy the unit when the work is complete. Finally, in situations where the landlord did not timely allow the tenant to reoccupy the unit and the tenant subsequently did not return to the unit, the ordinance would create a rebuttable presumption under Section 37.3(f)(1) that the landlord may not charge the new tenant more than what the prior tenant would have paid had they remained in the unit.

The Rent Board would be required to send the occupant a notice to inform them of their rights under Section 37.3(f)(1).

Background Information

The proposed legislation reflects amendments made by the Rules Committee of the Board of Supervisors at its regular meeting on September 23, 2019. The Rules Committee approved changes regarding the intended purpose and duration of evictions under Section 37.9(a)(11), added a required form for tracking the address of tenants, modified the standards for the Rent Board or Administrative Law Judge to review extensions for temporary evictions, and deleted a requirement for the Department of Building Inspection to withhold a certificate of final completion.

The legislation also reflects further amendments that the Rules Committee approved at its meeting on September 30, 2019:

- This ordinance initially proposed revising Administrative Code Sections 47.2 and 47.3. At its regular meeting on September 30, 2019, the Rules Committee amended this ordinance to remove Sections 47.2 and 47.3, such that this ordinance no longer includes revisions to those Sections.
- The ordinance now includes an uncodified section with respect to the changes that explain the intended purpose and duration of evictions under Section 37.9(a)(11). The uncodified section explains that these changes merely clarify existing law, and apply to all rental units including those where a notice to vacate or quit has already been served but where the tenant has not yet vacated or an unlawful detainer has not yet issued.
- The ordinance further modifies the standards that govern extensions for temporary evictions, and adds new language regarding the maximum rent the landlord may charge to a new tenant, if the landlord failed to timely allow the original tenant to reoccupy the unit and the original tenant did not reoccupy the unit.

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DATE: September 26, 2019

TO: Supervisor Hillary Ronen, Chair
Supervisor Shamann Walton
Supervisor Gordon Mar

FROM: Robert Collins, Executive Director

SUBJECT: Questions at Sept. 23, 2019 Rules Committee Meeting- File No. 190899 Administrative Code - Temporarily Displaced Tenant Preference in City Affordable Housing

I apologize for not being able to be present at the Rules Committee meeting on Monday, September 23, but will be available for any questions at the meeting on September 30.

Please find information regarding the number of Extension of Time Petitions to Perform Capital Improvement Work filed with the Rent Board, the number of rental units involved, and the status of those petitions. You will also find information regarding the number of eviction notices based on temporary capital improvement evictions filed with the Rent Board in fiscal year 2017-18, fiscal year 2018-19, as well as the total received from January 1, 2017 through September 13, 2019. Please note that these kinds of eviction notices vary a great deal with regard to the stated time of displacement, some are for a few days while others state a much longer duration.

If you have any questions or need further information, please call me at 415-252-4628.

cc: Victor Young, Clerk, Rules Committee
Supervisor Aaron Peskin
Amy Beinart, Aide to Sup. Ronen
Sunny Angulo, Aide to Sup. Peskin
Alan Wong, Aid to Sup. Mar
Percy Burch, Aid Sup. Walton

**SUBJECT: Questions at Sept. 23, 2019 Rules Committee Meeting- File No. 190899
Administrative Code - Temporarily Displaced Tenant Preference in City Affordable Housing**

Extension of Time Petitions to Perform Capital Improvement Work

Fiscal Year 2017-18 - 14 petitions for Extension of Time representing 23 units were filed.

3 petitions with 6 units were granted - none were appealed.
11 petitions with 17 units were denied - two petitions with 5 units were appealed, both were denied.

Fiscal Year 2018-19 - 16 petitions for Extension of Time representing 39 units were filed.

5 petitions with 18 units were granted - 1 petition with 5 units was appealed, and the appeal was granted, it is pending a new hearing.
5 petitions with 11 units were denied - none were appealed.
2 petitions with 4 units were withdrawn.
4 petitions with 6 units are pending - two were heard, two are awaiting a hearing.

Capital Improvement Eviction Notices [Ord. §37.9(a)(11)]

FY2017-18 –

191 notices: 106 of these were for temporary displacement to perform voluntary seismic retrofit work in a single building.

FY2018-19 –

124 notices: 20 of these were for temporary displacement to perform voluntary seismic retrofit work in a single building.

Total Capital Improvement Eviction Notices [Ord. §37.9(a)(11)] and Petitions Since January 2017

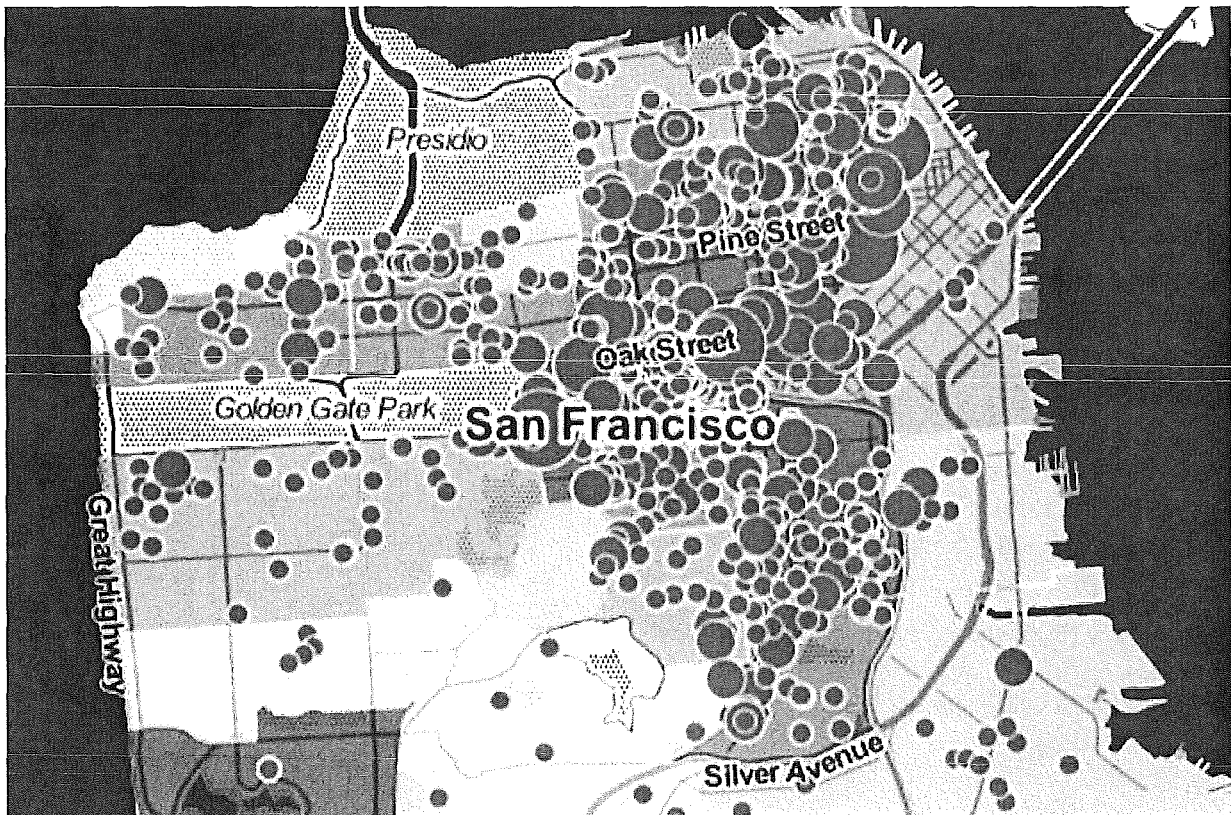
From January 2017 until September 13, 2019, the Rent Board received 364 notices for capital improvement eviction. During that same time, the agency received 39 petitions for extension of time for 73 units. Of the 364 notices received, 126 were for temporary displacement to perform voluntary seismic retrofit work in a single building. Sampling of the 126 notices indicated that for all sampled noticed the stated time of displacement was for no more than 20 days.

POLICY BRIEF: STOPPING DISPLACEMENT BY RENOVATION

Shelby Nacino, Asian Americans Advancing Justice - Asian Law Caucus

Gen Fujioka, Chinatown Community Development Center

September 22, 2019



(Concentrations of 'temporary' evictions for renovations from 1998-2019 --Anti Eviction Mapping Project)

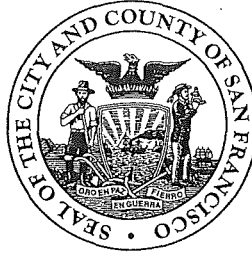
THE PROBLEM:

San Francisco's rent ordinance allows owners to temporarily evict tenants for renovations. These are 'no fault' evictions, i.e., tenants have done nothing wrong,, yet unlike other no-fault evictions, city policies offer only a minimal and generally insufficient safety net for those displaced.

Landlords report they have issued more than 400 renovation-related temporary eviction notices since January 2017. While many temporary evictions are based upon necessary repairs or upgrades, some landlords and their attorneys use the process to permanently displace tenants. Even when a landlord acts in good faith, the hardships imposed on tenants can be extreme with

09/23/19

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. 554-5227

MEMORANDUM

TO: Jeff Kositsky, Director, Dept. Of Homelessness and Supportive Housing
Robert Collins, Executive Director, Rent Board

FROM: Victor Young, Assistant Clerk *Victor Young*
Rules Committee

DATE: September 11, 2019

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee received the following legislation on September 3, 2019:

File No. 190899

Ordinance amending the Administrative Code to add a preference in City affordable housing programs to tenants temporarily evicted from rental units for capital improvements or rehabilitation work; requiring landlords who regain possession of such rental units to provide evidence of complying with a tenant's right to re-occupy such tenant's rental unit; and restricting the issuance of a certificate of final completion unless a landlord provides such evidence.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: victor.young@sfgov.org.

c: Dylan Schneider, Dept. Of Homelessness and Supportive Housing
Abigail Stewart-Kahn, Dept. Of Homelessness and Supportive Housing

LEGISLATIVE DIGEST

(Revised 09/23/19)

[Administrative Code – Temporarily Displaced Tenant Preference in City Affordable Housing – Compliance with Right to Return for Temporarily Displaced Tenants]

Ordinance amending the Administrative Code to add a preference in City affordable housing programs to tenants temporarily evicted from rental units for capital improvements or rehabilitation work; requiring landlords who regain possession of such rental units to provide evidence of complying with a tenant’s right to re-occupy such tenant’s rental unit; clarifying that temporary evictions for capital improvements are intended to cover work that would make the unit hazardous, unhealthy, and/or uninhabitable; and modifying the standards that the Rent Board must consider when reviewing a request to authorize a temporary eviction for capital improvements to last more than 3 months.

Existing Law

Current law provides that a landlord may temporarily regain possession of a rental unit for the purpose of undertaking capital improvements or rehabilitation (Administrative Code Section 37.9(a)(11)). Tenants are required to vacate their rental unit for the minimum amount of time required to complete the capital improvements or rehabilitation, and such tenants have the right to re-occupy their rental units at the prior rent with certain allowable adjustments.

Current law does not provide a preference in the City’s affordable housing programs for tenants temporarily displaced by a landlord for capital improvements or rehabilitation.

Amendments to Current Law

This ordinance would create a preference in the City’s affordable housing programs for tenants temporarily displaced by a landlord for capital improvements or rehabilitation under Administrative Code 37.9(a)(11). This preference would be given for initial leases and subsequent leases of affordable housing and prior to the preference for persons who live or work in San Francisco. Temporarily displaced tenants would only be allowed to occupy an affordable housing unit until the tenants receive an offer to re-occupy their units and move back to their units. Tenants would be required to pay the rent established for the affordable rental unit.

This ordinance would amend Administrative Code Section 37.9(a)(11) as follows: First, Administrative Code Section 37.9(a)(11) is amended to clarify that temporary evictions for capital improvements are intended to cover work that would make the unit hazardous, unhealthy, and/or uninhabitable. Second, landlords will be required to provide tenants with: (1) a disclosure of available City assistance for temporary housing, (2) a notice and written offer to reoccupy their units immediately upon completion of the capital work or rehabilitation,

and (3) a form that the tenant can use to keep the Rent Board apprised of any future change in address. Third, the Rent Board must consider additional standards when reviewing a request to authorize a temporary capital eviction to last more than 90 days. Last, landlords would be required to allow a tenant to reoccupy his/her unit immediately after completion of the work, the landlord must file such offer with the San Francisco Rent Board, and tenants would have 30 days to accept the offer.

Background Information

The Proposed Legislation reflects amendments made by the Rules Committee on September 23, 2019. The Rules Committee approved changes to the Proposed Legislation that clarified the intent of the temporary eviction for capital improvements, added a required form for tracking the address of tenants, modified the standards for the Rent Board or Administrative Law Judge to review extensions for temporary evictions, and deleted a requirement for the Department of Building Inspection to withhold a certificate of final completion.

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社區租客聯會

September 20, 2019

Dear Supervisors Ronen, Walton, and Mar:

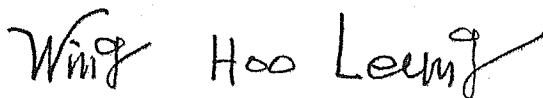
The Community Tenants Association fully supports Supervisor Peskin's proposal to help tenants evicted for renovations and repairs. While owners claim these evictions are 'temporary,' the hardship and suffering caused to tenants can be long lasting.

Presently tenants can be forced from their homes for many months. But finding other housing is often impossible for immigrant families and seniors on fixed incomes.

The problem is made worse because too many landlords are improving buildings only to attract the wealthy. We are losing too many friends and neighbors because of evictions.

Supervisor Peskin's proposal will help to control these evictions and find temporary affordable housing for seniors and families. We strongly support this proposal.

Sincerely



Wing Hoo Leung
President
Community Tenants Association

09/23/19

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. 554-5227

MEMORANDUM

TO: Jeff Kositsky, Director, Dept. Of Homelessness and Supportive Housing
Robert Collins, Executive Director, Rent Board
Dan Adams, Acting Director, Mayors Office of Housing and Community Development (MOHCD)
Tom Hui, Director, Building Inspection Department

FROM: Victor Young, Assistant Clerk
Rules Committee

A handwritten signature in black ink that reads "Victor Young".

DATE: September 11, 2019

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee received the following legislation on September 3, 2019:

File No. 190899

Ordinance amending the Administrative Code to add a preference in City affordable housing programs to tenants temporarily evicted from rental units for capital improvements or rehabilitation work; requiring landlords who regain possession of such rental units to provide evidence of complying with a tenant's right to re-occupy such tenant's rental unit; and restricting the issuance of a certificate of final completion unless a landlord provides such evidence.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: victor.young@sfgov.org.

c: Dylan Schneider, Dept. Of Homelessness and Supportive Housing
Abigail Stewart-Kahn, Dept. Of Homelessness and Supportive Housing
Eugene Flanery, MOHCD
Amy Chan, MOHCD
William Strawn, Building Inspection Department
Carolyn Jayin, Building Inspection Department

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

BOARD OF SUPERVISORS
Time stamp
or meeting date
7/11/17 11:37

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. Topic 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):

Supervisor Peskin, *DVDW71*

Subject:

[Administrative Code – Temporarily Displaced Tenant Preference in City Affordable Housing – Compliance with Right to Return for Temporarily Displaced Tenants]

The text is listed:

Ordinance amending the Administrative Code to add a preference in City affordable housing programs to tenants temporarily evicted from rental units for capital improvements or rehabilitation work; requiring landlords who regain possession of such rental units to provide evidence of complying with a tenant's right to re-occupy such tenant's rental unit; and restricting the issuance of a certificate of final completion unless a landlord provides such evidence.

Signature of Sponsoring Supervisor: *[Signature]*

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