

1 [Supporting California State Assembly Bill No. 1584 (Chiu) - Residential Certificate of
2 Preference]

3 **Resolution supporting California State Assembly Bill No. 1584, Residential Certificate**
4 **of Preference, authored by Assembly Member David Chiu, to prioritize descendants of**
5 **people displaced under redevelopment initiatives for city-funded affordable housing**
6 **lotteries.**

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8 WHEREAS, In the 1960s and 1970s, thousands of people were displaced from their
9 homes as redevelopment agencies carried out urban renewal initiatives; and

10 WHEREAS, Prior to the dissolution of redevelopment agencies and particularly during
11 urban renewal efforts, some redevelopment agencies destroyed a substantial number of
12 residential dwelling units affordable to very low, low-, and moderate-income households; and

13 WHEREAS, The destruction of neighborhoods as part of redevelopment efforts caused
14 irreparable harm to the persons living in those neighborhoods and to entire communities,
15 which were disproportionately communities of color and lower income; and

16 WHEREAS, In San Francisco, this resulted in mass displacement of communities of
17 color in neighborhoods like the Western Addition and Bayview; and

18 WHEREAS, Displacement causes harm not only to the displacees, but also negatively
19 impacts the displacees' descendants who did not directly experience the displacement but
20 who continue to suffer from adverse economic conditions, as demonstrated by their lower
21 income; and

22 WHEREAS, Under current law, cities are allowed to issue "certificates of preference" to
23 residents who were displaced under redevelopment; and

24 WHEREAS, A certificate of preference gives a person the highest priority when
25 applying for housing that is funded or assisted by a redevelopment successor agency and

1 certificates of preference can be used in city-sponsored lotteries for both rental units and
2 homeownership opportunities; and

3 WHEREAS, In 2008, San Francisco enacted Ordinance 232-08, to establish a
4 preference in occupying units or receiving assistance under all City affordable housing
5 programs to Residential Certificate of Preference Holders under the San Francisco
6 Redevelopment Agency's Property Owner and Occupant Preference Program; and

7 WHEREAS, In 2013, the City enacted Ordinance 277-13, to establish a second
8 preference in occupying unites or receiving assistance under all City affordable housing
9 programs to certain San Francisco residents displaced by an eviction under the Ellis Act; and

10 WHEREAS, In 2015, the City amended the Residential Certificate of Preference
11 Program in Ordinance 204-15, to expand the definition of "Displaced Tenant" and added a
12 third "Neighborhood Preference" to include a half mile buffer for each unit or project that is
13 part of a City Affordable Housing Program; and

14 WHEREAS, San Francisco has a robust certificate of preference program administered
15 by the Mayor's Office of Housing and Community Development that prioritizes residents
16 impacted by redevelopment displacement for Office of Community Investment and
17 Infrastructure (OCII) projects or city-funded housing projects; and

18 WHEREAS, A preference in qualifying for affordable housing for residents who have
19 been, or are about to been displaced is necessary to achieve the important public purpose of
20 increasing opportunities for those residents to continue to live in San Francisco; and

21 WHEREAS, Assembly Bill No. 1584 (AB 1584), authored by Assembly Member David
22 Chiu, and co-authored by Assembly Members Kelly Seyarto, Jesse Gabriel, Ash Kalra, Kevin
23 Kiley, Brian Maienschein, Sharon Quirk-Silva, and Buffy Wicks, introduced by the Assembly
24 Housing and Community Development Committee's annual omnibus bill, would make
25 descendants of those displaced by redevelopment eligible for a certificate of preference; and

1 WHEREAS, Descendants are defined as children, grandchildren, or other lineal
2 descendants; and

3 WHEREAS, To mitigate some of the harm caused by the original displacement, a
4 person of low- or moderate-income who had a parent or grandparent displaced by a
5 redevelopment project, but who did not live in the household or had not been born at the time
6 of displacement should receive a preference in renting or buying affordable housing assisted
7 by a redevelopment agency or its successor; now, therefore, be it

8 RESOLVED, That the San Francisco Board of Supervisors hereby formally express
9 support for AB 1584, Residential Certificate of Preference, to prioritize descendants of people
10 displaced under redevelopment initiatives for city-funded affordable housing lotteries; and, be
11 it

12 FURTHER RESOLVED, That the Board of Supervisors hereby directs the Clerk of the
13 Board to transmit a copy of this Resolution to the California State Senate, California State
14 Assembly, Governor Gavin Newsom, and the Bill's primary sponsor, Assembly Member David
15 Chiu.

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