

FILE NO. 991412

ORDINANCE NO. 55-00

1 [Study of Housing in San Francisco]

2 DIRECTING THE EXECUTIVE DIRECTOR OF THE RESIDENTIAL RENT STABILIZATION
3 AND ARBITRATION BOARD TO OBTAIN A NEUTRAL COMPREHENSIVE FACT-BASED
4 SOCIO-ECONOMIC STUDY OF HOUSING IN SAN FRANCISCO; PROVIDING A GOAL OF
5 COMPLETING THE STUDY WITHIN ONE YEAR; PROVIDING THAT SUBSTANTIVE
6 AMENDMENTS TO VARIOUS HOUSING ORDINANCES AND POLICIES MUST BE
7 SUPPORTED BY FINDINGS OF FACT; AND, FINDINGS IN SUPPORT OF THIS
8 ORDINANCE.

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10 Note: This entire ordinance is new.

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

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14 **Section 1.** A new ordinance is hereby enacted, to read as follows:

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16 **Housing Study; Requiring Findings.**

17 (a) The Board of Supervisors (Board) hereby finds:

18 (1) That various housing policies and ordinances ("policies and ordinances"),
19 including the San Francisco Residential Rent Stabilization and Arbitration Ordinance, have
20 been in effect for approximately 20 years; that these policies and ordinances were originally
21 enacted upon various findings of fact, including a declaration of the existence of a housing
22 shortage, constituting in its effects a "crisis" in San Francisco; and that various amendments
23 to these policies and ordinances by the Board of Supervisors and through the voter initiative
24 process are reflective of a continuing housing shortage and crisis in San Francisco over time;
25 and,

SUPERVISOR BROWN, TENG, KAUFMAN, BECERRIL, NEWSOM
BOARD OF SUPERVISORS

1 (2) That anecdotal and documentary information is frequently presented by
2 interested parties at Board Committee hearings regarding proposed amendments to these
3 housing policies and ordinances; and,

4 (3) That a neutral comprehensive fact-based study on the nature and
5 sources of our current housing shortage and its socio-economic dimensions could better
6 inform the Board regarding future changes to these policies and ordinances; and,

7 (4) That a study of the nature and effects of the current housing shortage
8 should be performed in order to assist the City and its leaders in the formation of housing
9 policies and ordinances that will benefit all San Franciscans.

10 (b) The Executive Director of the Residential Rent Stabilization and Arbitration
11 Board ("Executive Director") shall cause a neutral entity to conduct a comprehensive fact-
12 based socio-economic study of housing in San Francisco ("The Study"). The Executive
13 Director shall oversee and serve as the Moderator of the Study ("Moderator").

14 (1) The Moderator shall conduct a public meeting to hear from interested
15 parties regarding the scope of The Study.

16 (2) In determining the scope of The Study, the Moderator shall utilize
17 information gathered during the public meeting, as well as information detailed in a document
18 known as the Study Protocol. The Study Protocol is a compilation of recommendations
19 submitted by various housing advocates regarding the scope of The Study. The scope of The
20 Study shall include, but not be limited to, the items detailed in the Study Protocol.

21 (3) The Moderator also shall consult with the Planning Department, the
22 Housing Authority, the Redevelopment Agency, the Mayor's Office of Housing, the
23 Department of Human Services, and the Fire Department, regarding the scope of The Study.

1 (4) Upon completion of The Study the Moderator shall report the findings of
2 The Study, which shall be forwarded to the Board's Housing and Social Policy Committee (or
3 successor Committee) for review and public hearing.

4 (5) The goal is for The Study to be completed and reported in writing to the
5 Board's Housing and Social Policy Committee (or successor Committee) within one year from
6 the original effective date of this ordinance. Thereafter, The Study should be updated as
7 needed, not to exceed once every three years.

8 (c) Any substantive amendments to the various housing policies and ordinances
9 must be supported by findings of fact.

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13 APPROVED AS TO FORM:
14 LOUISE H. RENNE, City Attorney

15 By: 
16 MARIE CORLETT BLITS
17 Deputy City Attorney



City and County of San Francisco

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

Tails Ordinance

File Number: 991412

Date Passed:

Ordinance directing the Executive Director of the Residential Rent Stabilization and Arbitration Board to obtain a neutral comprehensive fact-based socio-economic study of housing in San Francisco; providing a goal of completing the study within one year; providing that substantive amendments to various housing ordinances and policies must be supported by findings of fact; and, findings in support of this ordinance.

March 20, 2000 Board of Supervisors — PASSED ON FIRST READING

Ayes: 10 - Ammiano, Becerril, Brown, Katz, Kaufman, Leno, Newsom, Teng,
Yaki, Yee

Absent: 1 - Bierman

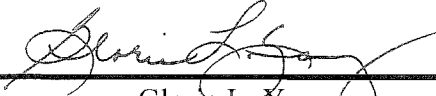
March 27, 2000 Board of Supervisors — FINALLY PASSED

Ayes: 10 - Ammiano, Becerril, Brown, Katz, Kaufman, Leno, Newsom, Teng,
Yaki, Yee

Absent: 1 - Bierman

File No. 991412

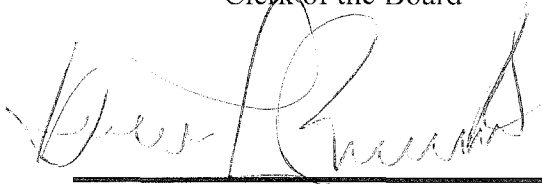
I hereby certify that the foregoing Ordinance
was FINALLY PASSED on March 27, 2000
by the Board of Supervisors of the City and
County of San Francisco.



Gloria L. Young
Clerk of the Board

APR - 5 2000

Date Approved



Mayor Willie L. Brown Jr.