

Member, Board of Supervisors  
District 3



City and County of San Francisco

**AARON PESKIN**

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## **Historic Expansion of Rent Control Proposed for November 2022 Ballot *Sup. Peskin Joins Tenant & Labor Advocates to Link Upzoning & Rent Stabilization***

San Francisco – Supervisor Aaron Peskin introduced a Charter Amendment Tuesday that would effectively enable the largest expansion of rent control since 1979 if voters were to adopt the measure in the November 2022 general election.

“The market rents of today will be the affordable rents of tomorrow, which I’ve seen firsthand in my over two decades of public service,” said lead sponsor and longtime tenant advocate, **Supervisor Peskin**. “This is a long-term vision to ensure that new housing protects new tenants and keeps the communities of the future stable and whole.”

- The Rent Control Housing Act of 2022 would establish baseline density controls tied to height and numerical density limits as they exist on November 8, 2022 (the “2022 Density Limits”).
- The Board of Supervisors may approve increases to height and bulk standards - pursuant to their *existing* authority to do so - provided that a project sponsor seeking to exceed the 2022 Density Limits would enter into a Regulatory Agreement subjecting all residential units to rent control.
- Rent control would also be required for any residential units constructed pursuant to a Development Agreement for a project that exceeds the 2022 Density Limits.

“For those of us on the ground in the anti-displacement movement, it’s never been about not wanting density -- it’s about what kind of communities we are building housing for,” said **Fred Sherburn-Zimmer**, Executive Director of the Housing Rights Committee of San Francisco. “Rent control is a lifeline for our renters, and the only critique I have of it is that it doesn’t apply universally.”

San Francisco has long been a majority-renter city, (according to the 2020 Bay Area Census, 65% of all housing is renter-occupied), although not every renter has been able to take advantage of the protections under the Rent Stabilization Ordinance, which prevented landlords from levying sudden, excessive rent increases on tenants in units built before 1979. Many tenants point to rent control protections as a chief reason they have been able to stay in San Francisco.

“We know the tools we need to stabilize communities in the long-term, which is why we fought to ensure that Supervisor Peskin’s 2016 ADU legislation ensured every new in-law unit was rent-

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controlled,” said **Theresa Flandrich**, a long-time anti-displacement activist. “It effectively eliminated single-family zoning while ensuring rent stabilization for generations of tenants. We can do it again, bigger and better.”

In 1995, the Costa-Hawkins Rental Housing Act largely prohibited the expansion of local rent control across California and the applicability of rent control to “new construction” built after 1995. According to statewide tenant advocacy group Tenants Together, Costa-Hawkins Rental Housing Act has been a “disaster for California renters, paving the way for multiple ballot fights across California, including 2018’s Proposition 10, which sought to repeal Costa-Hawkins but was defeated.

“Tenant advocates have been engaging in rent control fights across California for years, and I can safely say that once again San Francisco is leading the way on housing production and tenant preservation incentives,” said **Shanti Singh**, Legislative Director at Tenants Together.

“Upzoning has always included a conversation about value recapture, and these two issues should absolutely be linked in the affordable housing toolkit.”

Labor unions have also weighed in to support simultaneous housing production and expanded tenant protections. “San Francisco should be a place where working families can thrive,” said **Rudy Gonzalez**, Secretary Treasurer of the SF Building Trades. “With this focused measure, we can expand the stability created by the City’s rent control ordinance and speed up the production of housing. Securing key labor rights and real training pathways for the workers who will build our housing, in return for streamlining the production, is a fair bargain for San Franciscans.”

The Rent Control Housing Act of 2022 is a Charter Amendment, which means it will sit for 30 days after today’s introduction before being scheduled at the Rules Committee of the Board of Supervisors for a public hearing. If 6 members of the Board of Supervisors vote to put the Charter Amendment on the ballot, it will be before the voters for consideration on the November 8, 2022 ballot. As of introduction, Supervisors Chan, Preston, and Walton have all signed on as co-sponsors.

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