Resolution supporting California State Assembly Bill Nos. 15 and 16, introduced on December 7, 2020, by Assembly Member David Chiu (AD-17), which would extend certain eviction protections through December 31, 2021, and establish a fund and framework for distribution of financial support to ensure long-term stability for renters, small landlords, and affordable housing providers, protect tenants during the ongoing public health crisis, and ensure an equitable, broadly shared recovery.

WHEREAS, As California grapples with a dangerous new surge of COVID-19 cases, many Californians remain unemployed and unable to pay rent; and

WHEREAS, A survey conducted by the U.S. Census Bureau between November 11 through 23, 2020, found over 2 million renter households in California reported “little to no confidence” in their ability to pay next month’s rent, and renewed stay-at-home orders are likely to increase this financial burden; and

WHEREAS, Among households earning between 50 and 80 percent of AMI (around $60,000 in most parts of California), COVID-related job losses have put an additional 58,000 households (28%) in the situation where their housing costs exceed what is affordable; and

WHEREAS, While California renters are protected from eviction to varying degrees under layers of federal, state, and local policies, both state and federal protections are set to expire in the coming months, which, if left unaddressed, will result in an overwhelming wave of evictions and newly unhoused people and resulting devastating public health impacts; and

WHEREAS, Through Assembly Bill No. 3088, signed into law August 31, 2020, California largely paused evictions for non-payment of rent until February 1, 2021, and, for renters who experienced COVID-19 related financial hardships and were able to pay 25
percent of the rent they owed between September 1, 2020, and January 31, 2021, the law
converted the remaining rent owed into civil debt, offering permanent protections from eviction
for missed rental payments during the protected time period; and

WHEREAS, According to a study by researchers from UCLA’s Fielding School of
Public Health and the John Hopkins University, Bloomberg School of Public Health, lifting of
residential eviction moratoriums has resulted in an extra 365,200 to 502,200 coronavirus
cases and between 8,900 and 12,500 more deaths; and

WHEREAS, Without a change in law, the provisions of AB 3088 will expire on February
1, 2021; and

WHEREAS, Anticipating the expiration of critical eviction protections, Assembly Bill No.
15, introduced by Assembly Member David Chiu (AD-17) on December 7, 2020, would
expand the definition of “COVID-19 rental debt” to include unpaid rent or other unpaid
financial obligation of a tenant through December 31, 2021; eliminate the default burden that
requiring high-income tenants to submit additional documentation supporting a claim of
COVID-19-related financial distress; extend enhanced damages through January 1, 2022, for
landlords who interrupt or terminate utility service furnished to a tenant with the intent to
terminate the occupancy of the tenant; prohibit a landlord from attempting to collect late fees,
providing different terms or conditions of tenancy, or withholding a service or amenity with
respect to a tenant’s COVID-19 rental debt; extend the prohibition on unlawful detainer based
on a cause of action other than nonpayment of COVID-19 rental debt for the purpose of
retaliating against the lessee because the lessee has COVID-19 rental debt; and extends
through January 1, 2022, or the end of a local jurisdiction’s repayment period, whichever is
later, the prohibition on legal actions to recover COVID-19 rental debt; and

WHEREAS, Assembly Bill No. 16, introduced by Assembly Member David Chiu (AD-
17) on December 7, 2020, sets forth the Legislature’s intent to enact the Tenant, Small
Landlord, and Affordable Housing Provider Stabilization Act of 2021, which would establish through statute a fund and framework for distributing financial support to ensure long-term stability for renters, small landlords, and affordable housing providers, to protect tenants from displacement during the ongoing public health crisis, and ensure an equitable, broadly shared recovery; now, therefore, be it

RESOLVED, That the City and County of San Francisco supports both Assembly Bill No. 15 and Assembly Bill No. 16, which would extend critical statewide eviction protections and establish financial assistance to ensure the long-term stability of renters, small landlords, and affordable housing providers; to protect tenants from displacement during the ongoing public health crisis; and ensure an equitable, broadly shared recovery from the COVID-19 pandemic; and, be it

FURTHER RESOLVED, That the San Francisco Board of Supervisors urges that Assembly Bill No. 15 be amended to remove any preemption of local tenant protections during the pandemic; and, be it

FURTHER RESOLVED, That the Clerk of the Board of Supervisors of the City and County of San Francisco distribute this Resolution to San Francisco’s State Legislative Delegation and to California Governor Gavin Newsom.
Resolution supporting California State Assembly Bill Nos. 15 and 16, introduced on December 7, 2020, by Assembly Member David Chiu (AD-17), which would extend certain eviction protections through December 31, 2021, and establish a fund and framework for distribution of financial support to ensure long-term stability for renters, small landlords, and affordable housing providers, protect tenants during the ongoing public health crisis, and ensure an equitable, broadly shared recovery.

File No. 201421

I hereby certify that the foregoing Resolution was ADOPTED AS AMENDED on 1/5/2021 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

1/15/2021
Date Approved
I hereby certify that the foregoing resolution, File No. 201421, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without her approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.

Angela Calvillo  
Clerk of the Board

1/15/2021  
Date