Resolution supporting California State Assembly Bill No. 1481, authored by Assembly Member Rob Bonta, Tenancy Termination: Just Cause, which would protect California renters against unjust evictions.

WHEREAS, According to 2017 Census data, 45% of California households, or approximately 17 million people are renters; and

WHEREAS, Of those renters, 54% are considered rent-burdened, meaning that rent costs are more than 30% of total monthly income; many of these renters are "severely" rent-burdened with at least 50% of monthly income allocated to rent; and

WHEREAS, U.S. household incomes have not kept pace with rising costs of housing, particularly in California’s coastal communities; and

WHEREAS, Current state law requires an owner of a residential rental dwelling to give notice at least 60 days prior to the proposed date of termination, or at least 30 days prior to the proposed date of termination if any tenant or resident has resided in the dwelling for less than one year; and

WHEREAS, Current state law does not require a landlord to state a reason for evicting a tenant; and

WHEREAS, On average, 166,000 unlawful detainers are filed per year in California; with an average of 2.9 people per renter household, an estimated 500,000 California tenants face court eviction each year; and

WHEREAS, In 2016, there were 41,178 evictions across California; every day, over 110 families were evicted from their homes; and
WHEREAS, A growing number of Californians are living one emergency away from eviction; and

WHEREAS, With the increasing influx to urban communities as people more often choose places like San Francisco, Oakland, and other cities over suburban communities, the pressure on existing tenants in rental housing is growing; and

WHEREAS, San Francisco and 16 other cities have local “just cause eviction” ordinances that establish substantive grounds for a tenant to be evicted from their home; and

WHEREAS, Just Cause protections have been important to protect residents from arbitrary evictions or harassment, particularly in “hot market” communities where building owners may be enticed by financial gain to remove existing tenants to get higher rents from new occupants; and

WHEREAS, Just Cause eviction policies protect marginalized communities, such as the elderly, low-income residents, people of color, and people with disabilities, by providing them with greater housing stability; and

WHEREAS, AB 1481, introduced on February 22, 2019, by Assembly Member Rob Bonta, adds Section 1946.2 to California Civil Code to prevent a landlord from terminating a tenancy without a demonstration of “just cause,” as enumerated by the specific eviction requirements the bill; and

WHEREAS, AB 1481 defines “just cause” as either at-fault or no-fault just cause. "At-fault just cause" is defined as any of the following: a) failure to pay rent; b) substantial breach of a material term of the rental agreement; c) nuisance; d) waste; e) refusal by the tenant to sign a new lease that is identical to the previous lease after the previous lease expired; and f) illegal conduct, with the caveat that a charge or conviction for a crime that is unrelated to the tenancy does not constitute at-fault just cause; "no-fault just cause" is defined as including any of the following: a) owner intent to occupy the property, if (i) the tenant agrees in writing to
the termination or (ii) if a lease provision provides for termination based on the owner's
unilateral decision to so occupy; b) withdrawal of the property from the rental market; c)
unsafe habitation, as determined by a government agency that has issued an order to vacate,
order to comply, or other order that necessitates vacating the residential property; and d)
intent to demolish or to substantially remodel; and
WHEREAS, AB 1481 requires landlords to provide notice to tenants of their rights
under this bill in the form of a lease addendum, to be signed by the tenant at the same time as
the lease agreement; and
WHEREAS, AB 1481 requires that, before issuing a tenant a notice to terminate
tenancy for a curable violation of the lease agreement, the landlord must first provide the
tenant with a notice of the violation and an opportunity to cure it; and
WHEREAS, AB 1481 requires landlords that terminate tenancy for no-fault just cause
to notify the tenant of the tenant's right to, and to directly provide the tenant with, a relocation
assistance payment, regardless of the tenant's income; and
WHEREAS, AB 1481 clarifies that the provisions of this bill do not prevent adoption or
enforcement of a local rule or ordinance that requires just cause if that rule or ordinance is
determined to provide a higher level of tenant protections than the provisions of this bill; and
WHEREAS, If enacted, AB 1481 would help ensure a greater level of due process
protection for tenants, and thereby reduce both the personal and societal harms caused by
easily-available no-fault evictions; and
WHEREAS, AB 1481 would protect California tenants living with housing uncertainty;
and
WHEREAS, AB 1481 is part of a legislative package related to the CASA Compact, a
set of policy recommendations led by MTC and the Association of Bay Area Governments
(ABAG) to tackle the region's housing crisis head on, including Assembly Bill Nos. 1482
(Chiu) and 36 (Bloom) which implement a rent cap and allow for an expansion of rent control;
and

WHEREAS, AB 1481 is supported by a broad coalition of organizations, including Asian Americans Advancing Justice - California, Bay Area Legal Aid, California Labor Federation, AFL-CIO, California YIMBY, Chan Zuckerberg Initiative, Courage Campaign, Eric Garcetti - Mayor of Los Angeles, PolicyLink, SEIU Local 1021, State Building and Construction Trades Council of California, Tenderloin Neighborhood Development Corporation, Working Partnerships USA, and more; now, therefore, be it

RESOLVED, That the Board of Supervisors of the City and County of San Francisco supports AB 1481 (Bonta) that would protect California renters against unjust eviction; and, be it

FURTHER RESOLVED, That the San Francisco Board of Supervisors hereby directs the Clerk of the Board to send a copy of the Resolution to State Senator Scott Wiener, State Assembly Members David Chiu and Phil Ting, and Governor Gavin Newsom.
Resolution supporting California State Assembly Bill No. 1481, authored by Assembly Member Rob Bonta, Tenancy Termination: Just Cause, which would protect California renters against unjust evictions.

May 14, 2019 Board of Supervisors - ADOPTED
Ayes: 9 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Safai, Stefani and Yee
Excused: 2 - Ronen and Walton

I hereby certify that the foregoing Resolution was ADOPTED on 5/14/2019 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

I hereby certify that the foregoing resolution, 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