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

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

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

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

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

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

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

WHEREAS, A certificate of preference gives a person the highest priority when applying for housing that is funded or assisted by a redevelopment successor agency and
certificates of preference can be used in city-sponsored lotteries for both rental units and
homeownership opportunities; and

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

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

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

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

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

WHEREAS, Assembly Bill No. 1584 (AB 1584), authored by Assembly Member David
Chiu, and co-authored by Assembly Members Kelly Seyarto, Jesse Gabriel, Ash Kalra, Kevin
Kiley, Brian Maienschein, Sharon Quirk-Silva, and Buffy Wicks, introduced by the Assembly
Housing and Community Development Committee’s annual omnibus bill, would make
descendants of those displaced by redevelopment eligible for a certificate of preference; and
WHEREAS, Descendants are defined as children, grandchildren, or other lineal
descendants; and

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

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

FURTHER RESOLVED, That the Board of Supervisors hereby directs the Clerk of the
Board to transmit a copy of this Resolution to the California State Senate, California State
Assembly, Governor Gavin Newsom, and the Bill’s primary sponsor, Assembly Member David
Chiu.
Resolution supporting California State Assembly Bill No. 1584, Residential Certificate of Preference, authored by Assembly Member David Chiu, to prioritize descendants of people displaced under redevelopment initiatives for city-funded affordable housing lotteries.

June 08, 2021 Board of Supervisors - ADOPTED
Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

I hereby certify that the foregoing Resolution was ADOPTED on 6/8/2021 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

06/17/2021