[Supporting California State Proposition 10 - The Affordable Housing Act - November 6, 2018 Ballot]

Resolution supporting California State Proposition 10, The Affordable Housing Act, on the November 6, 2018, ballot; and reaffirming the City and County of San Francisco's support for repeal of the Costa-Hawkins Rental Housing Act.

WHEREAS, Since the housing affordability crisis of the late 1970s when cities across California first passed rent control ordinances in response to surging real estate values and interest rates, rent control has strengthened the fabric of California neighborhoods and provided residential tenants, including low-income, senior and disabled residents, with stable housing; and

WHEREAS, Adopted in 1995, the Costa-Hawkins Rental Housing Act ("Costa-Hawkins") exempted housing built after 1995 form local rent control requirements, exempted all single family homes from local rent control requirements, and required all local rent control laws to contain vacancy decontrol provisions; and

WHEREAS, Four decades after rent control measures were first enacted and over two decades following the implementation of Costa-Hawkins, California is once again in the midst of a housing crisis the likes of which have rarely been seen, characterized by skyrocketing rents and eviction rates; and

WHEREAS, In 1979 when the City and County of San Francisco passed its own Rent Stabilization Ordinance, the median gross rent for a 2-bedroom apartment was $435 per month, equivalent to approximately $1,007 in 2018 dollars, according to data available at the San Francisco Rent Board; and

Supervisors Peskin; Fewer, Mandelman, Ronen, Kim, Brown
WHEREAS, According to available data, the average rent for a 2-bedroom apartment in San Francisco as of the introduction of this Resolution is over $4,500 per month, exceeding the cumulative rate of inflation since 1979 by nearly 300 percent; and

WHEREAS, The rising costs of housing and inability to expand rent stabilization or vacancy control in California urban centers in particular have contributed to increased traffic congestion and consequent environmental harm by forcing San Francisco workers - including teachers, police officers, service industry workers, and first responders - to live further away from work, resulting in dramatically increased commute times; and

WHEREAS, Available data reflects that the median commute distance for lower-income workers employed in Downtown San Francisco has increased from nine miles to 15 miles between 2008 and 2013, while the number of commuters who spend more than 90 minutes commuting each way to work has increased by 40% over roughly the same period; and

WHEREAS, Proposition 10, the Affordable Housing Act, is an initiative ordinance on the November 6, 2018 ballot that would repeal the Costa-Hawkins Rental Housing Act, thus allowing local governments to, among other things, consider and adopt new rent control and vacancy control ordinances; and

WHEREAS, By repealing Costa-Hawkins, Proposition 10 would allow cities to have more flexibility in governing affordable housing needs in their communities, to ensure that existing vacant rent-controlled housing stock is made available to residential tenants, and to strengthen rent stabilization measures; and

WHEREAS, In 2017, the City and County of San Francisco indicated its support for California State Assembly Bill 1506 (Chiu), which would have repealed Costa-Hawkins; and

WHEREAS, Proposition 10 is sponsored and/or endorsed by the California Democratic Party, AIDS Healthcare Foundation, Alliance of Californians for Community Empowerment, Supervisors Peskin; Fewer, Mandelman, Ronen, Kim, Brown

BOARD OF SUPERVISORS
Eviction Defense Network, and a broad network of over 150 labor, housing advocacy, community, and faith-based organizations throughout the state; now, therefore, be it

RESOLVED, That the City and County of San Francisco hereby formally endorses Proposition 10, the Affordable Housing Act, on the November 6, 2018 ballot, which would repeal the Costa-Hawkins Rental Housing Act; and, be it

FURTHER RESOLVED, That the City and County of San Francisco reiterates its support for full repeal of the Costa-Hawkins Rental Housing Act, which would enable policymakers across the State to confront the housing affordability crisis by expanding rent control, enacting and implementing vacancy control, and taking other critical steps to stabilize neighborhoods and communities across the State of California; and, be it

FURTHER RESOLVED, That any application of rent control to new construction should be adopted only after an economic analysis from the Office of the Controller.
Resolution supporting California State Proposition 10, The Affordable Housing Act, on the November 6, 2018, ballot; and reaffirming the City and County of San Francisco's support for repeal of the Costa-Hawkins Rental Housing Act.

July 31, 2018 Board of Supervisors - CONTINUED
   Ayes: 10 - Cohen, Brown, Fewer, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee
   Excused: 1 - Kim

September 04, 2018 Board of Supervisors - REFERRED
   Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

September 24, 2018 Land Use and Transportation Committee - AMENDED

September 24, 2018 Land Use and Transportation Committee - AMENDED

September 24, 2018 Land Use and Transportation Committee - REFERRED WITHOUT RECOMMENDATION AS AMENDED

October 02, 2018 Board of Supervisors - DIVIDED

October 02, 2018 Board of Supervisors - AMENDED
   Ayes: 8 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen and Yee
   Noes: 3 - Safai, Stefani and Tang

October 02, 2018 Board of Supervisors - AMENDED
   Ayes: 6 - Brown, Fewer, Kim, Mandelman, Peskin and Ronen
   Noes: 5 - Cohen, Safai, Stefani, Tang and Yee

October 02, 2018 Board of Supervisors - ADOPTED AS AMENDED
   Ayes: 9 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai and Yee
   Noes: 2 - Stefani and Tang
I hereby certify that the foregoing Resolution was ADOPTED AS AMENDED on 10/2/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Unsigned

London N. Breed
Mayor

10/12/18
Date Approved

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 his 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

10/12/18
Date