

1 [Urging the State Legislature to Amend Costa Hawkins to Exempt Inclusionary Housing
2 Ordinances]

3 **Resolution urging the California Legislature to amend the Costa Hawkins Act to exempt**
4 **local inclusionary housing ordinances.**

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6 WHEREAS, More than 30 million people in the United States spend an excessive
7 percentage of income on housing costs, and more than 13 million households pay more than
8 50 percent of their income for housing; and,

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10 WHEREAS, More than six million households live in overcrowded homes where the
11 number of residents exceeds the number of rooms; and,

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13 WHEREAS, These households include 3.6 million children, 1.6 million elderly adults,
14 and 1.3 million disabled adults; and,

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16 WHEREAS, In California, housing prices have steadily outpaced its residents' incomes
17 over the past 20 years; and,

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19 WHEREAS, In San Francisco the imbalance between housing supply and market
20 demand in San Francisco has made our city's housing market one of the most expensive in
21 the country; and,

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23 WHEREAS, To address these challenges more than 100 cities and counties in
24 California have adopted policies for inclusionary zoning, which requires a certain percentage
25 of all new housing to be made affordable to lower income households; and,

WHEREAS, San Francisco's inclusionary housing ordinance has served as a model for
cities across the country seeking to implement policies to make housing more affordable to
lower incomes households; and,

FILE NO.

RESOLUTION NO.

1 WHEREAS, In the recent *Palmer/Sixth Street Properties v. City of Los Angeles*
2 decision, a California Court of Appeal found that the state Costa-Hawkins Rental Housing Act
3 does not specifically exempt local inclusionary zoning ordinances and local requirements as
4 they relate to affordable rental housing; and,

5 WHEREAS, A clear exemption in state code would strengthen inclusionary housing
6 ordinances across California, including in San Francisco; now, therefore, be it

7 RESOLVED, That to ensure the continued protection of local ordinances that provide
8 for affordable housing across the state and in our City, the Board of Supervisor urges our
9 state legislative delegation to amend the Costa Hawkins Act to make an explicit exemption to
10 exclude local inclusionary zoning ordinances.

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City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 091417

Date Passed: December 15, 2009

Resolution urging the California Legislature to amend the Costa Hawkins Act to exempt local inclusionary housing ordinances.


December 15, 2009 Board of Supervisors - ADOPTED

Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi

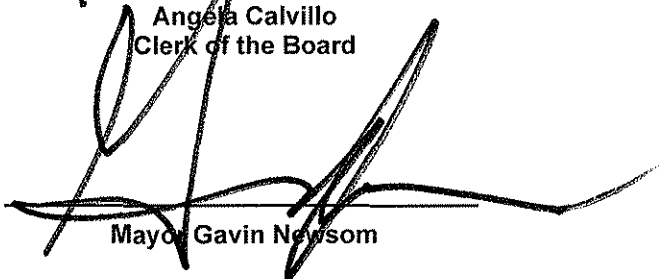
File No. 091417

I hereby certify that the foregoing Resolution was ADOPTED on 12/15/2009 by the Board of Supervisors of the City and County of San Francisco.

18 December 2009
Date Approved



Angela Calvillo
Clerk of the Board



Mayor Gavin Newsom