

City and County of  
San Francisco



President, Board of  
Supervisors

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For Immediate Release  
October 8, 2024

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## **SF Board of Supervisors Passes First Expansion of Rent Control in 30 Years**

*Implementation of the Ordinance Sponsored by Supervisor Peskin Contingent on Passage of Prop 33, the Justice for Renters Act*

San Francisco – Today, the San Francisco Board of Supervisors voted unanimously to pass an ordinance which expands rent control for the first time since 1994, benefiting tens of thousands of San Francisco renters if Proposition 33 is passed by California voters on November 5<sup>th</sup>. The ordinance extends rent control to all multifamily buildings completed in the city from 1979 up to 1994, which will likely benefit at least 40,000 renters. In response to the Board’s unanimous vote, Board President Aaron Peskin issued the following statement:

“More than a critical tenant protection, rent control is the foundation of stable communities across San Francisco,” said Board President Peskin. “For tens of thousands of long-term renters, rent control provides consistent access to healthcare, childcare, and public schools. I reject the false choice put forward by real estate interests who say that we must choose between tenants’ rights and building new housing. Protecting tenants from eviction is pro-housing policy, and I have been the loudest and most consistent advocate for creative public financing for the permanently affordable housing that the market is currently refusing to build.”

The Costa-Hawkins Act of 1995 prohibits San Francisco from applying rent control protections to any building built after 1979. Thirty years later, approximately 40% of San Francisco renters are arbitrarily denied the protections of San Francisco’s rent stabilization ordinance, including rents capped to inflation, because of Costa-Hawkins. Thirty-five percent of San Francisco renters are also rent-burdened, exacerbating displacement pressures and the City’s homelessness crisis.

The policy received support from a wide range of tenants’ advocacy organizations, affordable housers, and labor unions representing educators, public sector workers, healthcare workers, and more. The ordinance requires a second reading by the Board of Supervisors at a special meeting on October 15 and will then be sent to the Mayor’s desk.