

City and County of
San Francisco



President, Board of
Supervisors

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**SF Board of Supervisors President Aaron Peskin Announces Largest
Expansion of Rent Control Protections in a Generation**
Legal Protections Would Benefit 100,000 San Francisco Renters Not Currently Covered

San Francisco – Today, San Francisco Board of Supervisors President Aaron Peskin introduced new legislation, the first of its kind, to dramatically expand rent control protections to cover all apartment buildings in San Francisco. The ordinance will immediately grant rent stabilization and tenant protections to roughly 100,000 San Francisco renters, if and when Proposition 33 is passed on November 5th, repealing the Costa-Hawkins Act.

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 also continue to suffer from rent-burden, causing overcrowding, displacement and homelessness.

Pres. Peskin’s proposed ordinance moves the date of rent control coverage up from where it was set thirty years ago to November 5, 2024. This much-needed catch up does not impact any newly constructed buildings and therefore cannot be factually conceived of as an impediment to housing construction.

“This legislation is a guarantee to all San Francisco renters,” said **Board of Supervisors President Aaron Peskin**. “Every San Franciscan deserves access to stable housing and freedom from rental price-gouging. I reject the false choice between housing stability and housing development. This ordinance proves we can expand protections to all renters without negatively impacting development.”

Spurred by extreme income inequality, San Francisco has seen a wave of evictions and displacement over the past decade, and an uneven economic recovery from the pandemic, but has been unable to extend much-needed tenant protections because of outdated state preemption. At her first campaign rally, **Democratic presidential nominee Kamala Harris** pledged to cap unfair rent increases for all Americans, because she understands that all renters need protection from inflation and unfair price-gouging.

“I’ve been fighting for rent control for over 20 years – to save rent control when landlords tried to abolish it, and to strengthen and expand rent control as much as possible,” said former tenant attorney, **Supervisor Dean Preston**. “Rent control works to protect tenants from displacement

and make rents more affordable. That is why I am proud to co-sponsor Supervisor Peskin's ordinance that will significantly expand local rent control protections to many thousands of renters once Prop 33, the Justice for Renters Act to repeal Costa Hawkins, passes in November."

"Every time a tenant walks into our office, struggling against eviction and displacement, the first question we ask is 'are you covered by rent control?'" said **Fred Sherburn-Zimmer, Executive Director of the Housing Rights Committee of San Francisco**. "We love rent control because we love San Francisco. Everyone deserves these protections which make our city great."

Eight members of the Board of Supervisors voted to support a [resolution supporting Prop. 33](#), the Justice for Renters Act in July.

Pres. Peskin's ordinance was introduced Tuesday at the Board of Supervisors and will be heard in the Land Use committee later this month. It is likely to appear on the Mayor's desk before election day.

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