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"NO" TO FAST TRACKING 2,600 TENANTS-IN-COMMON (TICs) to CONDOS

WHEREAS, over 30 years ago San Francisco Mayor Dianne Feinstein signed legislation limiting the conversion of rental units to condominiums to 200 per year by placing such units in a lottery; and

WHEREAS, the proposed ordinance, sponsored by Supervisors Scott Wiener and Mark Farrell, would allow 2,600 units to immediately convert to condominiums; and

WHEREAS, tenants make up about 62% of the city's residents and that number is in decline because if a tenant vacates, the landlord can raise the rent to whatever the market will bear and new construction has not been covered by rent control since 1979; and

WHEREAS, rents are rising steeply with many studios renting for \$2100 a month and one bedrooms for \$3000, thereby pricing working-class people and people of color out of the city; and

WHEREAS, the condo conversion law allows 200 TICs to be converted a year, but as many as 500 are actually converted because two-unit buildings get a free pass and can bypass the lottery; and

WHEREAS, TICs become TICs by evicting tenants with Owner-Move-In-Evictions, or the Ellis Act (landlord supposedly goes out of business) or by threatening tenants and then buying them out; and

WHEREAS, unfortunately the way to condo conversion is to cannibalize rental units by evicting tenants, selling the units as TICs and then getting on a wait list for condo conversion. NOTHING IS ADDED TO THE HOUSING STOCK. Additionally TICs are covered by rent control and condos are not; and

WHEREAS, there are about 25,000 market rate condo units slated for construction in San Francisco in the coming years, the overwhelming majority of San Franciscans cannot afford them,

THEREFORE BE IT RESOLVED that the San Francisco Labor Council opposes this proposed ordinance and sends a copy of this resolution to each SF supervisor.

Submitted by Brother Rodger Scott, AFT 2121, and adopted by the San Francisco Labor Council on March 11, 2013.

Respectfully,

Tim Paulson
Executive Director

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