Resolution Supporting the Eviction Protection Legislation

Whereas, Eviction Protections 2.0 is legislation introduced by Supervisor Jane Kim and co-sponsored by Supervisors Campos and Mar to strengthen and upgrade the City’s Rent Control law. Eviction Protections 2.0 addresses loopholes in the existing rent law that are being exploited to displace tenants and to increase rents; and

Whereas, there are 4 main provisions of this proposal, including

1. **Stop sham evictions**: Too many tenants are being threatened with eviction for minor violations or correctable errors. Evictions should be justified only where there is a substantial violation of a rule and where tenants are given a chance to address correctable mistakes. Technical violations of a rule should not be used as the pretext for evictions.

   Why we need this change: Over the past five years, attempts to evict tenants have increased over 54%. Much of this increase is because landlords are resorting to ‘goteha’ evictions for alleged violations of obscure rules or harmless mistakes. Landlords should be required to prove that evictions are based upon substantial violations of a rent agreement or ongoing poor conduct. They should not be allowed to use minor transgressions as a pretext to evict and then raise rents.

2. **Prevent evictions based upon arbitrary restrictions on adding roommates**: In the midst of the present housing crisis, tenants should not be forced from their homes based upon arbitrary rules disallowing changes in family and household sizes. Just Cause 2.0 would prevent evictions of tenants because of changes in household size absent a reasonable landlord objection.

   Why we need this change: Landlords are increasingly applying arbitrary standards on approving changes in roommates and family living arrangements. For example, landlords have sought to evict a couple who have an in-law move in share a two-bedroom apartment. Just Cause 2.0 would expand existing protections to require owners to have a reasonable basis to reject a request to add a roommate and to require a ten day notice requirement before a landlord seeks to evict a tenant because of a violation of a restriction on adding roommates.

3. **Vacancy control after certain evictions and other landlord actions**: Evictions should not be motivated by landlord’s intent to increase rents. The legislation would require that rents not be increased after a no-fault eviction, a change in terms of occupancy, or refusal by the landlord to continue participate in a government assisted affordable housing program.

   Why we need this change: We need to take the profits out of evictions and stabilize rent increases. With vacancy control, landlords who force a tenant to move will not be able to
increase the rent for the next tenant. The next tenant would be entitled to pay the pre-eviction rents.

4. **Provide tenants with translated notices about where to get advice about potential evictions:**
San Francisco’s diverse communities deserve equal access to counseling and advice about evictions. Just Cause 2.0 would require landlords to provide tenants basic translated information about where to get help before beginning legal action to evict.

Why we need this change: Current law only requires landlords provide information about the City’s Rent Board in English. This proposal would require that information be provided in other languages including Spanish, Chinese, Tagalog, Vietnamese, and Russian; and

Whereas, this legislation is a follow-up from the Labor Council’s Tenant Rights Workshop held on 30, 2015 that was attended by over 60 members. This workshop emphasized one to work on solving the SF housing crisis; that is by helping our members who live here to stay here. This legislation furthers that goal; and

Whereas, last week, SEIU 1021 endorsed this legislation,

Therefore Be It Resolved that the San Francisco Labor Council endorses this Eviction Protections 2.0 legislation and urges the passage of it by the Board of Supervisors.

Submitted Maria Guillen, SEIU 1021; Conny Ford, OPEIU Local 3; and Alissa Messer, AFT 2121, and adopted unanimously by the San Francisco Labor Council on July 13, 2015.

Respectfully,

[Signature]

Tim Paulson
Executive Director

OPEIU 3 AFL-CIO