

Youth Commission
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YOUTH COMMISSION MEMORANDUM

TO: Victor Young, Assistant Clerk
Andrea Ausberry, Assistant Clerk, Land Use and Transportation Committee
FROM: Youth Commission
DATE: Wednesday October 7, 2015
RE: Referral response to BOS Files No. 150646

At our **Monday, October 5, 2015** meeting, the Youth Commission voted unanimously to support the following motion:

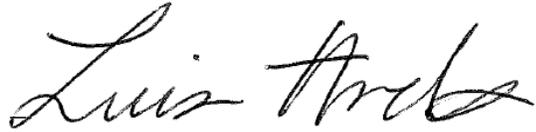
To support BOS File No. 150646 – Ordinance amending the Administrative Code to: 1) prohibit, with certain exceptions, rent increases based on the addition of occupants even where a pre-existing rental agreement or lease permits such an increase; 2) prevent evictions based on the addition of occupants if the landlord has unreasonably refused the tenant’s written request, including a refusal based on the amount of occupants allowed by the rental agreement or lease; 3) require landlords, after certain vacancies, to set the new base rent, for the next five years, as the lawful rent in effect at the time of the vacancy; 4) require that there be a substantial violation of a lawful obligation or covenant of tenancy as a basis for the recovery of possession; 5) require a landlord, prior to seeking recovery of possession, to provide tenants an opportunity to cure the unauthorized addition of the tenant’s family members to the tenant’s unit; 6) require that if a landlord seeks to recover possession based on a nuisance, substantial damage, or substantial interference with comfort, safety or enjoyment, the nuisance, substantial damage, or substantial interference be severe, continuing or recurring in nature; 7) prevent a landlord from seeking recovery of possession solely because the tenant is occupying a unit not authorized for residency; 8) require landlords to state in notices to vacate for certain good cause evictions the lawful rent for the unit at the time the notice is served; 9) require the Rent Board to prepare a form in English, Chinese, Spanish, Vietnamese, Tagalog, and Russian stating that a notice to vacate may lead to a lawsuit to evict and stating that advice regarding notices to vacate is available from the Rent Board; 10) require landlords to attach a copy of the Rent Board form in the primary language of the tenant to each notice to vacate; and 11) require landlords to plead and prove in any action to recover possession that at least one of the grounds of Administrative Code, Section 37.9(a)-(b) stated in the notice to vacate is the dominant motive for recovering possession.

Youth commissioners also approved the following comments regarding this legislation:

The Youth Commission recommends that the Board of Supervisors require landlords to provide notices of evictions in the language primarily spoken by the tenants, not just the top languages spoken in San Francisco.

The Youth Commission recommends that the Board of Supervisors produce an outreach plan for communities that are most affected by evictions so that they are aware of their rights, if this legislation passes.

Youth Commissioners thank the Board of Supervisors for their attention to this issue. If you have any questions, please contact our office at (415) 554-6446, or your Youth Commissioner.

A handwritten signature in black ink, reading "Luis Avalos-Nunez". The signature is written in a cursive style with a horizontal line underneath it.

Chair, Luis Avalos-Nunez
Adopted on October 5, 2015
2015-2016 San Francisco Youth Commission