

Renters' non-profit responds to dangerous rumors on San Francisco's Residential Expansion Threshold



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George Wooding, president of the Coalition for San Francisco Neighborhoods made dangerously misleading statements in the November issue of the Westside Observer. Wooding states,

With no demolition definition, the older, more affordable housing stock will be at risk of replacement with luxury housing that is the least affordable to average families.

Much of San Francisco's older "naturally affordable" housing stock is subject to rent control and the proposed Residential Expansion Threshold will not affect existing rent controlled housing. Such statements by CSFN's president are harmful to the cause of preservation of rent controlled housing by introducing mass confusion in the public discourse. The RET proposal would only remove the conditional use process for demolitions of single-family homes, a class of housing that may not be covered by San Francisco's rent control ordinance due to Costa-Hawkins.

Rent control remains one of the most effective anti-displacement measures available to cities across the state of California. The protections it provides are critical to maintaining and promoting household affordability to countless San Franciscans by providing a buffer between a tenant and the vicious market forces causing displacement and destruction of our city's delicate social fabric. It behooves us as a society to preserve and expand this valuable protection.

Rent controlled housing is under attack from many angles in very real ways. Costa-Hawkins limits our ability to create new rent controlled housing after new development. Special interests in Oakland have incorporated legal loopholes in the city's laws through which a landlord may remove existing housing from rent control. The landlord industry in Alameda is organizing this very minute to repeal the city's new rent control ordinance. However, the residential expansion threshold is not one such attack vector.

It is dishonest and irresponsible for the Coalition for San Francisco Neighborhoods to make such baseless statements that lack a grounding in reality. As a legal advocate for renters in California, we are compelled to speak up and dispel these myths. Cloaking conservative NIMBYism under progressive rhetoric is offensive to rent controlled tenants relying on its protection.

A handwritten signature in black ink that reads "Victoria Fierce".

Victoria Fierce
Co-Executive Director
California Renters Legal Advocacy and Education Fund