

[Expanding Tenant Protection]

**Resolution in Support of AB 1157 to provide relief to families struggling with rental price increases by lowering yearly increases from 5% to 2% adjusted to inflation.**

WHEREAS, Renters make up 44% of households in California, above the national average of 35%; and

WHEREAS, In San Francisco, renters make up 65% of households; and

WHEREAS, The average rent for a one-bedroom apartment in San Francisco is \$2,900 and in some areas upwards of \$3,500, with the cheapest rent being 88% higher than that of the national average; and

WHEREAS, Home ownership is unattainable for the vast majority of residents, with the median home price most recently standing at \$1.39 million; and

WHEREAS, According to the San Francisco 2024 Youth Homelessness Point-In-Time Count, a total of 8,323 homeless individuals were counted in San Francisco; and

WHEREAS, 63% of transitional-aged-youth struggling with homelessness are LGBTQ+; and

WHEREAS, Many families with youth are at risk of going homeless and are struggling to keep up with the rising costs of living in San Francisco; and

WHEREAS, Many working class families have been forced to choose between leaving the City due to high housing costs or struggling to make ends meet to be able to stay; and

1 WHEREAS, Affordable housing and rent control was a top priority for the San  
2 Francisco Youth Commission's 2025-2026/2026-2027 Budget Policy and Priorities  
3 Report; and

4 WHEREAS, Working class families deserve affordable housing to ensure that all  
5 residents have the choice to live in San Francisco without housing being a big financial  
6 burden; and

7 WHEREAS, Young people are an integral part of San Francisco, yet only 13% of  
8 residents are 18 or under, a direct result of the housing crisis; and

9 WHEREAS, It is imperative for San Francisco to ensure families with children  
10 and youth aren't affected by displacement and rising costs of living; and

11 WHEREAS, Young people deserve to live in the city that they were born in, have  
12 found community through, and made opportunities out of; and

13 WHEREAS, The cost of living should not be a barrier for young people to take full  
14 advantage of San Francisco's local opportunities; and

15 WHEREAS, The 2019 Tenants Protection Act, or AB 1482, limited annual rent  
16 increases to 5% with inflation; and

17 WHEREAS, The 2019 Tenants Protection Act required landlords to provide "just  
18 cause" to evict a tenant; and

19 WHEREAS, Although the 2019 Tenants Protection Act has provided some relief  
20 in recent years for residents, rent has continued to rise due to inflation, with a max  
21 increase for Aug. 1, 2024, through July 31, 2025 set at 8.8%; and

22 WHEREAS, Under the 2019 Tenants Protection Act, single-family homes and  
23 duplexes are exempt from the rent cap; and

1 WHEREAS, Updated legislation is needed to respond to an increase in rent and  
2 protect existing safeguards such as rental caps; and, now, therefore be it

3 RESOLVED, That the San Francisco Youth Commission supports AB 1157,  
4 which would lower the existing gross rental rate increase of 5% adjusted to inflation to  
5 2% adjusted to inflation, relieving the economic burden of families struggling to keep up  
6 with rising rental prices; and be it

7 FURTHER RESOLVED, That the San Francisco Youth Commission believes that  
8 protecting families from evictions and rising rental prices is an important step to  
9 ensuring the city can remain accessible for all young people; and be it

10 FURTHER RESOLVED, That the San Francisco Youth Commission recognizes  
11 that the 2019 Tenant Protection Act is sunseting in a few years, and updating this piece  
12 of legislation is crucial to responding to current events; and be it

13 FURTHER RESOLVED, That the San Francisco Youth Commission urges the  
14 Mayor and Board of Supervisors to urge the State Legislature to support AB 1157 and  
15 demonstrate our shared commitment to fighting for tenants' rights; and be it

16 FURTHER RESOLVED, That the San Francisco Youth Commission urges  
17 Senator Wiener, Assemblymember Haney, and Assemblymember Stefani to support AB  
18 1157; and be it

19 FURTHER RESOLVED, That San Francisco Youth Commission staff shall  
20 transmit a copy of this resolution to the Mayor, Board of Supervisors, and the San  
21 Francisco Tenants Union.