RENT CONTROL MAPPING PROJECT

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Objectives

- Quantify rent controlled units
- SF Open Data and data provided by the Mayor’s Office of Housing and Community Development.
- Establish an assumptive, not definitive, estimation of Rent Controlled units
Outline

- History of San Francisco’s Rent Control Ordinance
- Research Methods
- Mapped Results
- Model Builder
- Recommendations
Importance of Project

- To more accurately determine rent controlled units in San Francisco to better inform local and regional policy
- Corroborate data sources to determine potential variances between databases
Deliverables

- ArcMap Document
- A Geodatabase
- A Complete Report
- A Copy of the Complete Methodology
- A Model
- Python Script
Brief History of Rent Control Ordinances

- **Rent Control** = Price Controls
- During mid 20th century, declined in popularity
  - Leading to its banning in all but four states
- Passage of San Francisco’s Rent Control Ordinance, June 13, 1979
History of San Francisco’s Rent Control Ordinance

- The economic climate that lead to the passage of the 1979 rent ordinance:
  - Increasing rents, commercial development interests, and displacement of vulnerable populations
  - Urban Redevelopment/Urban Renewal
# San Francisco Rent Control Ordinance of 1979

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Rent Controlled</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Family Built Before June 13, 1979</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Single Family Home*</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Condos</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>SROs*</td>
<td>No</td>
<td>If tenancy extends 32 consecutive days or more, rent control may apply</td>
</tr>
<tr>
<td>Accessory Dwelling Units</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Tenant-Based Subsidies (Section 8)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>MOHCD Portfolio</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Privately Owned BMR Units (IZ)</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

*Potentially subject to additional price-control regulation is possible
How do other cities with rent control track rent control stock?

- Methodology to quantify units covered under a municipal rent control ordinance for Los Angeles (published on LA Curbed):
  - Combined census data with Trulia rental data
How do other cities with track rent control stock?

- Santa Monica
  - Consolidated Annual Report — for 2015 27,542 units were verified as being controlled rental units (Condon, 2016)
Research Methods

- Spatial analysis with ArcGIS
- Locate parcels protected by Rent Control in SF
- Compare rent controlled parcel data findings with Rent Board Fee Paying Parcels
LANDUSE

SELECT RESIDENTIAL PARCELS

SELECT MULTI-UNIT PARCELS

SELECT PARCELS BUILT PRIOR TO 1980

CITY LOTS

INCLUSIONARY SECTION 415

MOHCD PIPELINE

MOHCD PORTFOLIO

LIHTC

HUD ASSISTED HOUSING

DHS MASTER LEASE

SELECT WHAT IS EXCLUDED FROM THE RENT ORDINANCE

IDENTIFY THOSE CORRESPONDING PARCELS WITH THE LANDUSE DATASET

REMOVE THOSE PARCELS FROM LANDUSE

RENT CONTROLLED LANDUSE PARCELS
Absolute Number of Units per Neighborhood Map

Source: Landuse parcels sourced from SF Planning Department 2017
Percent of Units per Neighborhood Map
Neighborhood Map: “Sunset/Parkside”
Neighborhood Map: “The Tenderloin”
District Map: “District 3”

Parcels Subject to the 1979 Rent Control Ordinance in San Francisco’s Supervisor District 3

- Red: Rent Controlled Residential Parcels
- Pale Yellow: Non-Rent Controlled Residential Parcels
- Gray: Non Residential Parcels
Detailed Map
“Chinatown/North Beach Border”
Detailed Map:
Rent Controlled Units Per Parcel in Ingleside
Comparing Rent Board Fee and Rent Controlled Parcels Map

Data Source: Landuse layer from https://data.sfgov.org/Housing-and-Buildings/Land-Use/us3s-f996; Rent Board Fee properties source from SFRent Board(2016)
Model Builder (close up)
Modular Output

- At least 40 shapefiles in the Geodatabase
- Stakeholders can continue to analyze and manipulate the data
- Continue to refine the methodology
- Create a more precise database
What is the Impact of Rent Control?

- Critics claim:
  - Reduces vacancies that would result from unregulated price increases
  - Perpetuate symptoms of limited housing stock
What is the Impact on San Francisco?

- Preserves affordable housing stock
- Yet, only a temporary solution to San Francisco’s affordable housing crisis
- The city still needs production of affordable housing stock
Recommendations

- Difficult to corroborate our rent controlled parcel map with Rent Board Fee data
  - Further analysis of Eviction and Buyout data (Ellis Act) could inform policy
- Improve methods of ‘Rent Board Fee’ collection
Questions?