



Tenant Protections

How SF will continue to protect renters as the city grows

FAST FACTS: How the Family Zoning Plan Benefits Renters

- 1 San Francisco is the 2nd most expensive housing market in the nation.** Renters, especially low- and middle-income families, face sky high competition and growing displacement pressure.
- 2 More housing = more affordable housing.** Every new project creates Below Market Rate (BMR) units, funds 100% affordable housing, and adds more homes overall.
- 3 Building citywide keeps rents in check.** Cities like Boston, Sacramento, Minneapolis, and Austin saw housing costs stabilize—or even drop—after allowing more housing in their community.
- 4 Demolitions are almost non-existent.** Our current rules work, and make demolishing rent-controlled homes nearly impossible. Since 2012, an average of 18 housing units a year – most of them single family homes – have been demolished. This is just 0.00004% of SF's total housing stock (420,000 homes).
- 5 The Plan adds even stronger protections.** The Family Zoning Plan and Tenant Protections Ordinance would require even stronger requirements for relocating existing tenants and providing a right to return. It also preserves the Planning Commission's decision-making power to approve or deny any proposals to demolish rent-controlled housing.



San Francisco's **Family Zoning Plan** will make housing more affordable and accessible - especially along transit and commercial streets in the city's western and northern neighborhoods. The Plan:



Keeps local control.

The state requires this plan to keep San Francisco eligible for critical housing and infrastructure funding and to prevent a state takeover of local planning.



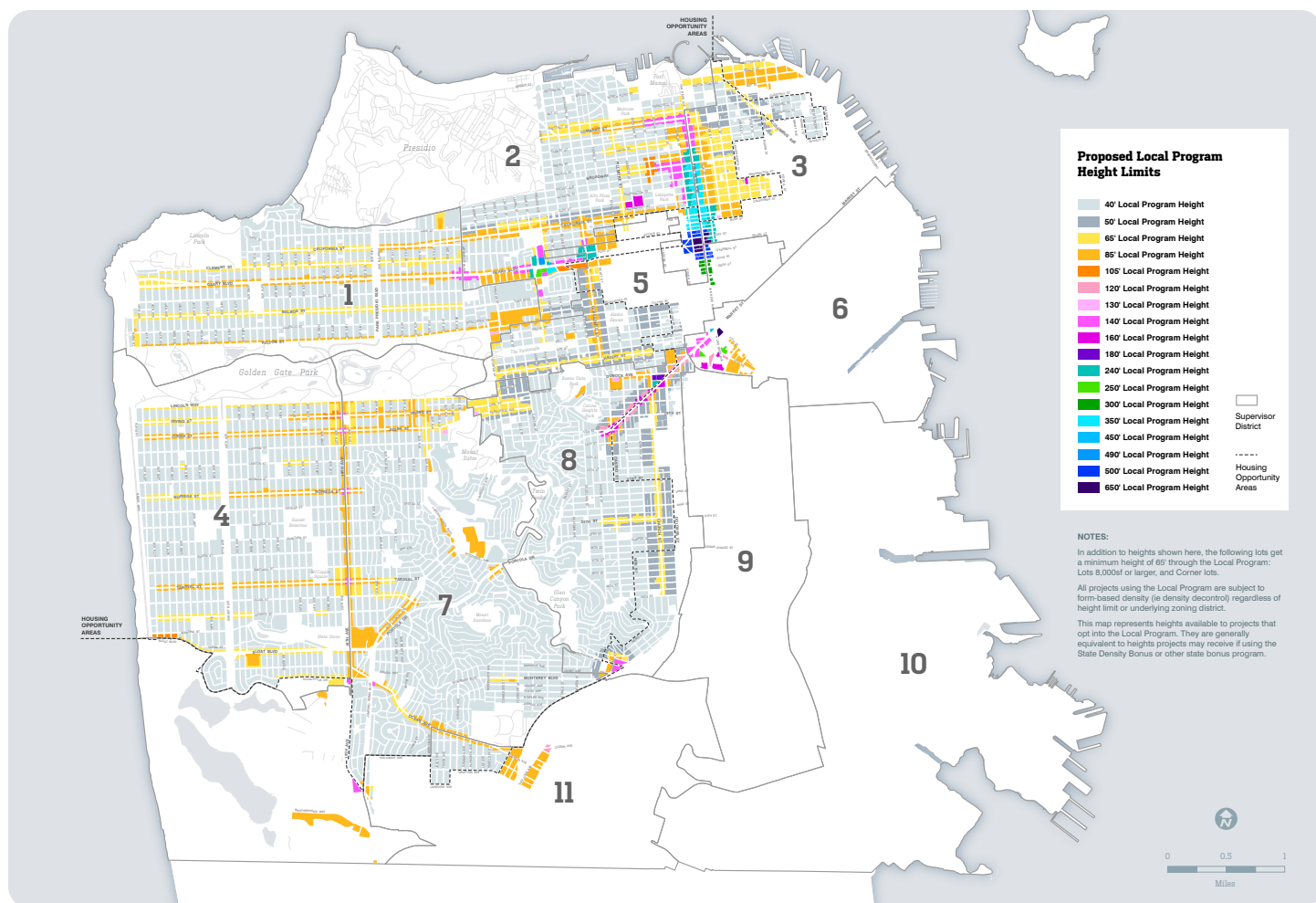
Updates outdated rules.

Half of SF's land has 50-year-old laws that block new housing, forcing 90% of new housing into a few neighborhoods. The Family Zoning Plan allows new homes throughout San Francisco neighborhoods.



Adds homes people need.

It allows low-rise (4 stories) and mid-rise (6 to 8 stories) homes citywide, with a few areas with taller heights - creating more affordable, family-friendly homes near transit, shops, and services.



Growth will continue citywide, including areas like Downtown and the Eastern Neighborhoods. The Family Zoning Plan ensures that ALL neighborhoods do their fair share.

How the Family Zoning Plan Protects Renters and Safeguards Affordability

San Francisco already leads the nation in protecting tenants. The proposed Residential Tenant Protections Ordinance (Supervisor Chen) makes those protections even stronger and ensures we don't lose affordable homes if buildings are demolished. Here's what it does:



More Relocation Assistance

All tenants get the highest available relocation payments; low-income tenants receive additional support for up to 3+ years.



Protected Unit Replacement

Any affordable or rent-controlled unit that's demolished must be replaced with a comparable protected unit.



Stronger Enforcement

Tenant protections are built into the permitting process, with early and frequent noticing and outreach requirements.



Clearer Standards

The definition of "demolition" is expanded so projects can't be misrepresented as "renovations."



For more information on how the Family Zoning Plan will protect renters, see the following section "**Policy Spotlight: New Residential Tenant Protections Ordinance**" on the next page.



Learn More and Get Involved!

- 1 Visit our website below to learn more about the Family Zoning Plan and sign up for email updates.
- 2 Share your thoughts by attending a hearing or sending letters to the Planning Commission, Board of Supervisors, and Mayor.
- 3 Email us if you want to invite the Planning Department to speak to your community group.



Learn more, visit us online:

sfplanning.org/sf-family-zoning-plan



Or contact us at:

sf.housing.choice@sfgov.org



POLICY SPOTLIGHT:

New Residential Tenant Protections Ordinance (Supervisor Chen) Codifying Housing Crisis Act

TENANT PROTECTIONS RELATED TO RESIDENTIAL DEMOLITIONS & RENOVATIONS ORDINANCE [Initiated 9/9/2025]

San Francisco is strengthening renter protections to make sure tenants are supported and affordable housing is preserved when demolitions happen. If adopted, the ordinance would guarantee:

- **More Relocation Assistance.** All tenants get the highest available relocation payments; low-income tenants receive additional support for over 3 years while they wait for their affordable replacement unit.
- **Right to Return.** Low-income tenants can return to a comparable affordable unit once it's rebuilt.
- **Stronger Enforcement.** Protections are tied to permits, with early notice and tenant outreach required.
- **Protected Unit Replacement.** Any affordable or rent-controlled unit that's demolished must be replaced with the same type of unit.
- **Comparable Units.** Replacement units must be comparable to the original units in size, bedrooms, and bathrooms.
- **No Net Loss of Housing.** The same number—or more—of units must be rebuilt if housing is demolished.
- **Tenant Harassment.** The Rent Board has stronger authority to address harassment cases.
- **Temporary Evictions.** Low-income tenants get extra payments if major repairs force them out for more than 3 months.
- **Clearer Standards.** The definition of “demolition” is expanded to prevent loopholes and make sure protections apply consistently.

Legislation as of September 9, 2025 (Proposal is subject to change)

Existing Tenant Protections in San Francisco

Nearly half of San Franciscans rent their homes. The City has some of the strongest protections in the country, including:

- **Limits on Demolitions:** Demolishing multi-family or rent-controlled housing requires Planning Commission approval, which is rarely granted.
- **Residential Rent Stabilization and Arbitration Ordinance:** Limits rent increases, protects against unfair evictions, and ensures relocation and mediation rights.
- **Right to Counsel:** Free legal support for tenants facing eviction.
- **Eviction and Displacement Prevention Programs:** Services to help tenants stay housed.
- **Mediation and Arbitration Services:** Fair resolution of tenant-landlord disputes.
- **State Rent Cap (AB 1482):** Annual rent increases capped at 5% plus inflation (CPI) or 10%, whichever is lower.

Related Pending Legislation

- **Unauthorized and Rent-Controlled Dwelling Units:** Requires project sponsors to disclose unauthorized dwelling units (UDUs) and that the Planning Department ensures UDUs are identified. (BOS File 250798, Supervisor Melgar)
- **Inclusionary Housing Waiver and Land Dedication in Well-Resourced Neighborhoods:** Allow the City to waive the Inclusionary Housing Fee and other requirements in areas outside of the Priority Equity Geographies Special Use District (SUD) in exchange for a project sponsor's agreement to subject all units in the project to rent control. (BOS File 250815, Supervisor Melgar)