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January 29, 2016

ROBERT A. COLLINS
ACTING EXECUTIVE DIRECTOR

Angela Calvillo
Clerk of the Board
Board of Supervisors, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Rent Board Annual Report on Buyout Agreements

Dear Ms. Calvillo:

Pursuant to Section 37.9E(j) of the Rent Ordinance, Chapter 37 of the San Francisco Administrative Code, the Rent Board is providing its first annual report regarding implementation of Section 37.9E ("Buyout Ordinance") including, but not limited to, a list of all units that have been the subject of Buyout Agreements filed with the Department. Section 37.9E of the Rent Ordinance became operative on March 7, 2015. Therefore, this first annual report covers the period from March 7, 2015 through December 31, 2015.

Implementation of Section 37.9E

As required by Sections 37.9E(d)&(e), the Rent Board developed and made available to the public on March 7, 2015 the following forms: (1) a *Pre-Buyout Negotiations Disclosure Form* to be provided by the landlord to each tenant in the rental unit prior to commencing buyout negotiations for the unit; and, (2) a *Declaration of Landlord Regarding Service of Pre-Buyout Negotiations Disclosure Form* ("Declaration") to be filed by the landlord with the Rent Board prior to commencing buyout negotiations. Pursuant to Section 37.9E(h), landlords are also required to file with the Rent Board all privately developed Buyout Agreements within 46 to 59 days after the Buyout Agreement is fully executed by all parties.

By March 7, 2015, the Rent Board created a searchable database with information received from Declarations and Buyout Agreements filed with the Department, as required by Section 37.9E(i). The database is accessible to the public at the Rent Board's office and includes a copy of all Declarations and Buyout Agreements filed, with all information regarding the identity of the tenants redacted.

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Data Reported from Filings Under Section 37.9E

During the period of March 7, 2015 through December 31, 2015, a total of 506 Declarations were filed with the Department. During the same period, a total of 195 Buyout Agreements were filed with the Department.

The following list shows the total number of Declarations and Buyouts Agreements filed with the Department during the reporting period, organized by zip code/neighborhood:

<u>Zip Code/Neighborhood</u>	<u>Declarations Filed</u>	<u>Buyout Agreements Filed</u>
94102 – Civic Center	13	2
94103 – South of Market	35	3
94104 – Downtown	0	0
94105 – Embarcadero	0	0
94107 – Potrero	17	1
94108 – Chinatown	9	2
94109 – Tenderloin	20	13
94110 – Mission	86	32
94111 – Financial District	0	0
94112 – Ingleside	32	12
94114 – Eureka Valley	36	20
94115 – Western Addition	19	20
94116 – Parkside	21	9
94117 – Haight-Ashbury	41	15
94118 – Inner Richmond	27	4
94121 – Outer Richmond	24	12
94122 – Sunset	36	12
94123 – Marina	28	10
94124 – Bayview	6	2
94127 – West Portal	2	1
94131 – Diamond Heights	15	12
94132 – Lake Merced	5	2
94133 – North Beach	17	6
94134 – Portola	17	5
Totals	506	195

A list of all rental units that have been the subject of Buyout Agreements filed with the Rent Board between March 7, 2015 and December 31, 2015 is attached to this report in accordance with Section 37.9E(j).

This report on Buyout Agreements can be found on our website under "Statistics," using the link entitled "Annual Buyout Agreements Report." Please call me at 252-4628 should you have any questions regarding this report.

Sincerely,



Robert A. Collins
Acting Executive Director
Rent Stabilization and
Arbitration Board

Mayor Edwin M. Lee
Supervisor London Breed
Supervisor Eric Mar
Supervisor Mark Farrell
Supervisor Aaron Peskin
Supervisor Katy Tang
Supervisor Jane Kim
Supervisor Norman Yee
Supervisor Scott Wiener
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Commissioner Polly Marshall
Commissioner Cathy Mosbrucker
Commissioner Neveo Mosser
Commissioner Kent Qian
Commissioner David Wasserman
Library Documents Dept.



**Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco**

***Buyout Ordinance Annual Report
Total Number of Buyout Agreements Filed - 195***

1/1/2015 Through 12/31/2015

Date Filed	Buyout ID	Property Address	Zip Code	# of Buyout Agreements
94102				2
7/27/2015	B151330	257 Laguna Street	94102	
8/14/2015	B151559	207 Gough Street #22	94102	
94103				3
6/10/2015	B151449	258 Guerrero Street	94103	
11/19/2015	B152474	40 Adair Street	94103	
12/30/2015	B153307	180 Guerrero Street	94103	
94107				1
11/12/2015	B153134	730 Tennessee Street	94107	
94108				2
8/13/2015	B151359	771 Pine Street	94108	
12/18/2015	B152997	977 Pine Street #307	94108	
94109				13
5/28/2015	B151333	1001 Pine Street #504	94109	
6/25/2015	B151057	1930 Sacramento Street #12	94109	
7/15/2015	B150769	127 Bernard Street	94109	
7/15/2015	B151755	1551 Sacramento Street	94109	
7/20/2015	B151254	1020 Bush Street #4	94109	
8/11/2015	B152253	540 Leavenworth Street #304	94109	
8/25/2015	B151294	1407 Gough Street #8	94109	
9/1/2015	B151708	2065 Larkin Street	94109	
9/29/2015	B152707	1998 Broadway Street #906	94109	
10/26/2015	B152952	77 Glover Street	94109	
12/7/2015	B153133	1871 Sacramento Street #6	94109	
12/15/2015	B152949	1080 Eddy Street #502	94109	
12/15/2015	B152890	1340 Union Street #b	94109	
94110				32
5/8/2015	B150588	1336 Shotwell Street	94110	
5/14/2015	B151198	2740 Harrison Street	94110	
5/14/2015	B151199	2742 Harrison Street	94110	
5/14/2015	B151200	2744 Harrison Street	94110	
5/14/2015	B151197	840 Capp Street #1a (aka A1)	94110	
5/21/2015	B151297	600 Gates Street #lower Unit	94110	
5/21/2015	B151298	600 Gates Street #upper Unit	94110	
6/17/2015	B151516	2957 Cesar Chavez Street	94110	
7/6/2015	B150692	1084 South Van Ness Avenue	94110	
7/13/2015	B151760	227 Winfield Street #b	94110	
7/16/2015	B151896	246 San Carlos Street	94110	
7/27/2015	B151043	216 Richland Avenue	94110	



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1/1/2015 Through 12/31/2015

**# of
Buyout
Agreements**

Date Filed	Buyout ID	Property Address	Zip Code
7/28/2015	B151897	59 Cumberland Street	94110
8/3/2015	B151222	2872 25th Street	94110
8/7/2015	B152073	64 San Jose Avenue	94110
8/13/2015	B152256	1660 Florida Street	94110
8/14/2015	B150770	1161 Dolores Street	94110
8/25/2015	B151125	2761 Bryant Street	94110
9/1/2015	B152418	2941 Mission Street #4	94110
9/11/2015	B152476	597 Dolores Street	94110
9/15/2015	B151193	1192 Dolores Street	94110
9/24/2015	B151906	3661 19th Street #303	94110
10/22/2015	B151583	1231 York Street	94110
11/10/2015	B152078	242 San Jose Avenue #lower Unit	94110
11/24/2015	B152265	1165 Shotwell Street	94110
11/30/2015	B151789	3542 24th Street	94110
12/1/2015	B152272	2641 Mission Street #5	94110
12/1/2015	B152274	619 Capp Street	94110
12/18/2015	B152767	3519 19th Street	94110
12/22/2015	B152282	961 Valencia Street	94110
12/28/2015	B152523	347 Lexington Street	94110
12/28/2015	B153480	886 Alabama Street #a	94110

94112

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5/11/2015	B150606	273 Munich Street #upper Unit	94112
5/19/2015	B151255	130 Harold Avenue	94112
6/4/2015	B151457	330 Russia Avenue	94112
6/10/2015	B151450	4024 Mission Street	94112
6/17/2015	B151517	332 Russia Avenue	94112
8/14/2015	B151750	138 Trumbull Street	94112
8/20/2015	B151566	543 Athens Street #lower Unit	94112
8/21/2015	B151355	22 De Long Street #lower In-law Unit	94112
9/8/2015	B151903	170 Rolph Street	94112
9/25/2015	B151985	751 Madrid Street #b	94112
9/25/2015	B151998	751 Madrid Street #c	94112
12/18/2015	B152998	43 Harrington Street	94112

94114

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5/1/2015	B151072	510 Diamond Street	94114
5/28/2015	B151332	466 Clipper Street	94114
6/29/2015	B150843	170 Noe Street	94114
7/3/2015	B151113	83 States Street #upper Unit	94114
7/27/2015	B151974	49 Eagle Street	94114
8/7/2015	B152079	1952 15th Street	94114
8/14/2015	B151402	198 Noe Street	94114



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City & County Of San Francisco**

***Buyout Ordinance Annual Report
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1/1/2015 Through 12/31/2015

**# of
Buyout
Agreements**

Date Filed	Buyout ID	Property Address	Zip Code
8/19/2015	B151981	3258 Market Street #2	94114
8/26/2015	B152279	3775 16th Street #in-law Unit	94114
8/31/2015	B151378	2267 15th Street	94114
8/31/2015	B151379	2269 15th Street	94114
8/31/2015	B151380	2269 15th Street #a	94114
9/4/2015	B151406	221 Eureka Street	94114
10/14/2015	B151967	238 Diamond Street	94114
10/28/2015	B152258	2253 15th Street	94114
11/19/2015	B151695	83 Walter Street #f	94114
11/30/2015	B152524	1060 Church Street	94114
12/2/2015	B153382	235 Corbett Avenue	94114
12/7/2015	B151372	138 Lower Terrace	94114
12/7/2015	B151373	140 Lower Terrace	94114

94115

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5/28/2015	B151331	51 Wilmot Street	94115
6/25/2015	B150772	70 Terra Vista Avenue #11	94115
7/16/2015	B151895	1515 Baker Street	94115
8/7/2015	B152074	2140 Pacific Avenue #502	94115
8/7/2015	B152077	80 Terra Vista Avenue #9	94115
8/14/2015	B152261	1015 Pierce Street #303	94115
9/8/2015	B152471	1015 Pierce Street #102	94115
9/8/2015	B152522	1015 Pierce Street #103	94115
9/24/2015	B151971	2921 Washington Street #5	94115
9/28/2015	B152709	2415 Buchanan Street #3	94115
9/28/2015	B152710	2415 Buchanan Street #4	94115
10/5/2015	B152721	2068 Pine Street	94115
10/13/2015	B152842	1015 Pierce Street #207	94115
10/13/2015	B152843	1015 Pierce Street #104	94115
10/14/2015	B152847	2415 Buchanan Street #6	94115
11/2/2015	B153010	1015 Pierce Street #101	94115
11/9/2015	B153121	2375 O'farrell Street #4	94115
11/12/2015	B153135	1015 Pierce Street #105	94115
11/17/2015	B152264	2686 Sacramento Street	94115
12/23/2015	B152849	2988 Pacific Avenue #1	94115

94116

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5/14/2015	B150608	2935 Pacheco Street #upper Level Unit	94116
5/27/2015	B151325	2400 Pacheco Street	94116
8/7/2015	B151126	1639 Ulloa Street	94116
8/27/2015	B151358	1942 42nd Avenue #upper	94116
9/15/2015	B151754	2071 18th Avenue	94116
10/6/2015	B152762	2419 47th Avenue #a (downstairs)	94116



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Date Filed	Buyout ID	Property Address	Zip Code	# of Buyout Agreements
10/22/2015	B152904	2287 43rd Avenue	94116	
11/5/2015	B152950	2494 46th Avenue	94116	
11/16/2015	B151295	2757 43rd Avenue	94116	
94117				15
3/18/2015	B150590	617 Broderick Street #c	94117	
4/22/2015	B150993	910 Steiner Street	94117	
6/12/2015	B151478	829 Fillmore Street	94117	
7/6/2015	B150996	542 Clayton Street #b	94117	
7/10/2015	B150602	1781 Haight Street	94117	
7/29/2015	B151982	956 Ashbury Street	94117	
8/7/2015	B152076	399 Steiner Street #18	94117	
9/21/2015	B151397	1238 Willard Street	94117	
9/23/2015	B151545	551 Page Street #a	94117	
10/2/2015	B152313	116 Frederick Street #32	94117	
10/9/2015	B151560	1555 Oak Street #6	94117	
10/26/2015	B153002	540 Waller Street	94117	
10/26/2015	B153003	542 Waller Street	94117	
11/25/2015	B152317	1929 Fulton Street	94117	
12/29/2015	B153063	120 Alpine Terrace	94117	
94118				4
6/1/2015	B151131	455 9th Avenue #2	94118	
6/22/2015	B151058	152 4th Avenue	94118	
7/2/2015	B151602	268 4th Avenue	94118	
10/1/2015	B151983	863 Arguello Boulevard #3	94118	
94121				12
5/7/2015	B151070	866 30th Avenue #lower Unit	94121	
5/8/2015	B151139	525 42nd Avenue #lower Unit	94121	
7/7/2015	B150601	3900 Cabrillo Street #4	94121	
7/20/2015	B151130	140 26th Avenue	94121	
9/16/2015	B152708	248 27th Avenue	94121	
10/21/2015	B152318	3031 Balboa Street #a	94121	
10/27/2015	B152467	768 44th Avenue	94121	
11/2/2015	B152705	600 24th Avenue #5	94121	
11/9/2015	B153122	489 35th Avenue	94121	
11/20/2015	B151907	138 26th Avenue	94121	
11/23/2015	B152551	538 22nd Avenue	94121	
12/24/2015	B153005	559 21st Avenue	94121	
94122				12
3/23/2015	B150607	1240 21st Avenue #2	94122	
8/11/2015	B151374	1755 11th Avenue	94122	



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Date Filed	Buyout ID	Property Address	Zip Code	# of Buyout Agreements
8/12/2015	B152255	1281 48th Avenue	94122	
8/20/2015	B152268	1715 26th Avenue	94122	
8/21/2015	B152262	1835 22nd Avenue	94122	
9/18/2015	B150992	1683 42nd Avenue #ground Floor Studio	94122	
9/28/2015	B151752	1350 24th Avenue #a	94122	
10/8/2015	B152250	937 Judah Street	94122	
10/19/2015	B151891	1203 22nd Avenue	94122	
10/21/2015	B151196	1355 20th Avenue	94122	
10/28/2015	B151968	1397 12th Avenue	94122	
12/28/2015	B152902	1279 38th Avenue	94122	
94123				10
4/20/2015	B150991	2447 Franklin Street	94123	
5/15/2015	B151221	2585 Union Street #3	94123	
8/6/2015	B152070	3055 Fillmore Street	94123	
8/18/2015	B150710	2505 Gough Street #3	94123	
8/19/2015	B151565	1366 Francisco Street #1/2	94123	
8/21/2015	B150708	2505 Gough Street #1	94123	
8/21/2015	B150709	2505 Gough Street #2	94123	
9/4/2015	B151599	1773 Green Street	94123	
9/8/2015	B152469	1964 Union Street	94123	
10/16/2015	B151911	1631 Beach Street	94123	
94124				2
7/29/2015	B151979	670 Thornton Avenue	94124	
11/10/2015	B153124	1447 Newcomb Avenue	94124	
94127				1
8/5/2015	B151504	61 Pinehurst Way #ground Floor Room By Garage	94127	
94131				12
3/31/2015	B150695	462 27th Street #1	94131	
7/7/2015	B151296	75 Mangels Avenue	94131	
7/15/2015	B151398	15 Red Rock Way #n308	94131	
7/16/2015	B150702	65 Lippard Avenue	94131	
7/20/2015	B150807	566 Chenery Street	94131	
7/21/2015	B151905	480 Warren Drive #101	94131	
9/1/2015	B151542	1473 Church Street #3rd Floor Southeast Front Room	94131	
9/1/2015	B151544	1793 Sanchez Street #b	94131	
9/14/2015	B152475	3828 Cesar Chavez Street #a	94131	
9/23/2015	B151904	2776 Diamond Street	94131	
12/11/2015	B150597	186 Valley Street #1/2	94131	
12/21/2015	B153475	30 Gardenside Drive #6	94131	



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1/1/2015 Through 12/31/2015

Date Filed	Buyout ID	Property Address	Zip Code	# of Buyout Agreements
94132				2
10/2/2015	B152554	114 Clearfield Drive	94132	
11/20/2015	B153261	312 Monticello Street	94132	
94133				6
6/9/2015	B151443	6 Doric Alley	94133	
6/24/2015	B151550	796 Green Street	94133	
6/29/2015	B151129	409 Vallejo Street #bottom Floor	94133	
7/6/2015	B150693	233 Chestnut Street #2	94133	
7/24/2015	B151965	2 Emery Lane #26	94133	
11/30/2015	B153317	2029 Powell Street #1/2	94133	
94134				5
6/8/2015	B150773	478 Wilde Avenue #lower Unit	94134	
8/17/2015	B150998	958 Somerset Street	94134	
9/10/2015	B151759	3743 San Bruno Avenue	94134	
11/25/2015	B152526	138 Raymond Avenue	94134	
12/8/2015	B153387	1280 Brussels Street #upper Unit	94134	
TOTAL				195