



Client income \$ 1,182.94  
SSI Income

January 3<sup>rd</sup> 2024

Dear Zainaba Abualim,

Mr. Zainaba Abualim case started with Catholic Charities to provide subsidy assistance paid directly to 88 Broadway Family LP.

Starting February 1<sup>st</sup>, 2024, Zainaba Abualim rent portion for the subsidy will be, \$591.47, Catholic Charities portion will be \$768.53. From what we retrieved clients total rent is \$1360.00. If anything changes we encourage our clients to let us know immediately.

**Monthly Rent:**

\$1360.00 Studio Unit

**Tenant Pays: \$**

591.47

**Catholic Charities Subsidy pays: \$ 768.53**

Best,

Cristian Sanchez  
Housing Subsidy  
Case Manager  
Catholic Charities

Office

628-271-1198

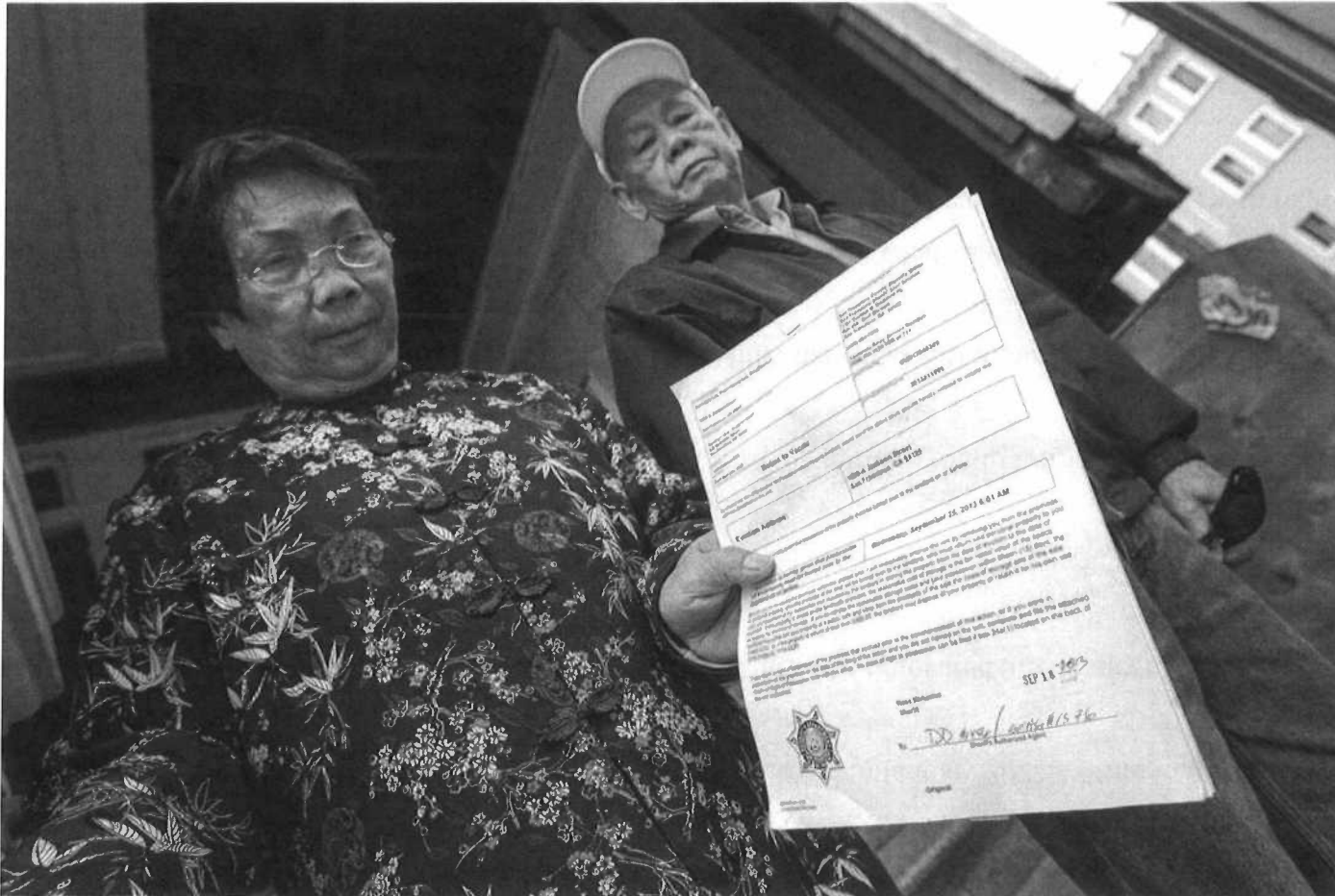


WE REMEMBER THE LEE FAMILY'S FIGHT FOR HOUSING JUSTICE

李太一家為房屋權益去抗爭的光輝事跡刻在我們的記憶中

# San Francisco Examiner

## Ellis Act evictions changing landscape of San Francisco housing



(Mike Koozmin) Gum Gee Lee and Poon Heung Lee stand in the doorway of the Jackson Street home where...

By Jessica Kwong Sep 23, 2013

Home for Gum Gee Lee and her husband, Poon Heung Lee, has been a three-bedroom apartment at 1508-A Jackson St. near Chinatown since 1979. They have raised seven children there. Now the immigrants from China and their 48-year-old disabled daughter are the only tenants remaining in the eight-unit complex.

That could change in just a couple of days.

As “Wednesday, September 25, 2013 6:01 AM” fast approaches, the Lees cannot ignore the “Notice to Vacate” posted last week in a court order and delivered in the mail Friday.

Speaking in Cantonese, Gum Gee Lee, 73, said, “We raised our family here and we paid rent for more than 30 years. This new landlord knew we lived here when he bought the building. But he did not plan to keep us. He started to evict all of the tenants right away.”

The Lee family’s case is among the most egregious examples in The City of a rising number of evictions using the Ellis Act, a state law adopted in 1985 that allows a landlord to evict tenants in order to get out of the residential rental market.

Matthew Miller bought 1506 to 1510 Jackson Street for \$1.2 million in January 2012. Within four months, he had offered buyouts to the Asian longtime residents there.

Miller did the same in North Beach at 32-40 Varennes St., which was renovated into luxury tenancy-in-common units listed starting at \$439,000 each.

The Lees’ attorney, Omar Calimbas of the Asian Law Caucus, has represented almost all the other tenants in the complex. He suspects that Miller, like other landlords, has used the state law to turn a profit.

“It’s the same business model — he bought the property with the purpose to flip it from rent control to luxury TICs, sell it and move on,” Calimbas said.

However, the California Superior Court determined that Miller has acted within his rights.

“The law with respect to the Ellis Act is quite clear and it requires, as my client has complied with, going out of the business of being a landlord in the building,” said Miller’s attorney, Jeffery Woo. “And it is irrelevant what subsequent use is.”

Ellis Act evictions and the alternative — buyouts — have tripled since the beginning of the year, with high numbers in Chinatown and North Beach, according to Ted Gullicksen, director of the San Francisco Tenants Union.

“There’s really no defense for this type of eviction,” Calimbas said.

The driving factor pushing housing demand above supply is once again a red-hot tech industry, which was the case in the late 1990s as well.

“There is much more wealth to go around, so these old rental buildings are being targeted and turned into condos and TICs,” said Norman Fong, executive director of the Chinatown Community Development Center, which has been providing housing counseling to the Lees. “This strategy, we and affordable-housing advocates call ‘gentrification.’”



Census data in recent decades has shown a decline in families and children in Chinatown and North Beach in favor of the single, white, under-30 demographic. The 2010 results showed a continuation of that trend.

“The cost of housing has gone up everywhere, not just in the core of Chinatown, so it’s imperative for leaders to work on, ‘How do we keep families, neighborhoods vibrant?’” said David Lee, executive director of the Chinese American Voters Education Committee. “For that, you need the old, the young, people of different socioeconomic backgrounds. That’s what makes The City vibrant and makes people want to live here in the first place.” Tenant advocacy groups see a 10-year moratorium on The City’s condominium conversion lottery adopted by the Board of Supervisors in June as one way to help stave off conversions of rent-controlled properties into condo units. The ordinance does not, however, stop real estate speculators from using the Ellis Act.

“We have seen an extremely troubling pattern of Ellis Act evictions in recent years, and without changes in state law, we need to counteract with local San Francisco policies to address the affordability challenges,” Supervisor David Chiu, whose district includes Chinatown and North Beach, said of the Lees’ case and others.

Chiu, whose political career began at the Chinatown Community Development Center, said he’s working with the organization to introduce legislation that would give Ellis Act-evicted tenants priority in other housing options.

But with waitlists growing for affordable-housing facilities like the under-construction Broadway Sansome Apartments, more residents are moving to the East Bay, Daly City and elsewhere.

Come Wednesday and their scheduled eviction, the 79-year-old Poon Heung Lee, speaking in Cantonese, said he doesn’t know what his family will do.

“If the police come and they take us to the sheriff’s office, I guess that is what will be,” he said. “We have not been able to find a place; what can we do?”

[https://www.sfexaminer.com/news/ellis-act-evictions-changing-landscape-of-san-francisco-housing/article\\_a605f39a-cf2a-5a84-879e-bf0e84963021.html](https://www.sfexaminer.com/news/ellis-act-evictions-changing-landscape-of-san-francisco-housing/article_a605f39a-cf2a-5a84-879e-bf0e84963021.html)

**From:** [Molly Goldberg](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Carroll, John \(BOS\)](#)  
**Subject:** File 240243: Hearing - City's Plan to Fulfill Housing Element's Extremely-Low Income Unit Obligation  
**Date:** Monday, May 6, 2024 8:03:17 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Chair Melgar and Supervisors Preston and Peskin,

Thank you for holding today's hearing on the City's plan to fulfill the Housing Element's ELI Unit Obligation. We know that deeply affordable housing is essential to stabilizing the working class communities and communities of color facing the highest rates of displacement in San Francisco. We also know that the city cannot meet its goal of nearly 14,000 ELI units in the next eight years without meaningful shifts in how our City resources are allocated.

One example is Housing Element Action 2.3.1, which calls for a 15% increase in the distribution of ELI and moderate-income households in Small Sites Program acquired buildings by 2027. The Small Sites/Housing Preservation Program is intended as an anti-displacement, community stabilization program, one of the few local interventions available where we are preempted by State law from limiting Ellis Act and other speculative evictions of long-term residents. But the 80-120% AMI rents across much of the program are not accessible to the tenants most likely to be targeted for these evictions: low income residents, often seniors on a fixed income, who have been in their units for decades.

Every tenant rights clinic in the city regularly sees clients who have the Displaced Tenant Housing Preference (DTHP) from OMI or Ellis evictions but have not been able to use it for years because of the shortage of housing that they qualify for. The 80-120% AMI rents prevalent in new Small Sites listings are not affordable to these tenants. Operating subsidies are necessary to achieve deeper affordability across the program and would strengthen its effectiveness as an anti-displacement tool.

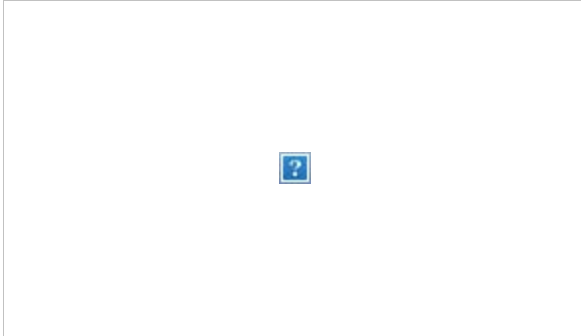
This is one small example of the clear and concrete investments needed to ensure we meet our obligations to the most at risk of displacement and homelessness in our Housing Element .

Thank you,  
Molly Goldberg  
Director, San Francisco Anti-Displacement Coalition

**From:** [Teresa Palmer](#)  
**To:** [Carroll, John \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#)  
**Cc:** [Lovett, Li \(BOS\)](#); [Low, Jen \(BOS\)](#); [Horrell, Nate \(BOS\)](#); [sf-gray-panthers-board+noreply@googlegroups.com](#)  
**Subject:** File No. 240243 City's Plan to Fulfill Housing Element's Extremely-Low Income Unit Obligation] May 6 2024 Agenda Item # 3  
**Date:** Saturday, May 4, 2024 10:34:51 PM

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**Date: May 4, 2024**

To: Land Use and Transportation Committee-  
Supervisors Melgar, Peskin and Preston  
c/o Clerk John Carroll [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

In regards to:

[Hearing - City's Plan to Fulfill Housing Element's Extremely-Low Income Unit Obligation]

Sponsor: Peskin

[File No. 240243](#) **May 6 2024** [Agenda Item # 3](#)

San Francisco Gray Panthers, represents many seniors on fixed incomes who are aging into increasing disability.

We demand that you do everything in your power to see that the City and County of San Francisco meet its obligation to build accessible and deeply affordable housing, INCLUDING “housing permanently affordable to people with extremely low- to moderate incomes <which> requires subsidy to cover the gap between the cost of development and operations and the reduced revenue due to lower rents and prices.” (p 46 Excerpt from Housing Element Update 2022 – Needs of Extremely Low-Income Households).

To house San Franciscans in need, the whole City and County Government need to step up together. We know that it is a delusion that luxury and “market rate” housing will “trickle down” to accommodate folks

with low incomes.

Teresa Palmer M.D. on behalf of the San Francisco Gray Panthers Board  
1845 Hayes St.  
San Francisco, California 94117  
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