

File No. 140096

Committee Item No. 5

Board Item No. 6

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Economic Development Date March 24, 2014

Board of Supervisors Meeting

Date April 8, 2014

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OTHER (Use back side if additional space is needed)

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Completed by: Andrea Ausberry Date March 21, 2014

Completed by: AA Date 3-26-2014

[Administrative Code - Tenant Relocation Assistance Payment]

1
2 **Ordinance amending the Administrative Code to mitigate adverse impacts of tenant**
3 **evictions to provide that when residential units are withdrawn from the rental market**
4 **under the Ellis Act, each relocated tenant is entitled to the greater of the existing rent**
5 **relocation payment, or the difference between the tenant's current rent and the**
6 **prevailing rent for a comparable apartment in San Francisco over a two year period;**
7 **and allowing a landlord, through a hearing process, to obtain a revised relocation**
8 **payment obligation based on an undue financial hardship adjustment or recalculated**
9 **rent differential amount.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

17 Be it ordained by the People of the City and County of San Francisco:

18 Section 1. The Administrative Code is hereby amended by revising Section 37.9A to
19 read as follows:

20 **SEC. 37.9A. TENANT RIGHTS IN CERTAIN DISPLACEMENTS UNDER SECTION**
21 **37.9(a)(13).**

22 This Section 37.9A applies to certain tenant displacements under Section
23 37.9(a)(13), as specified.

24 * * * *

1 **(e) Relocation Payments to Tenants.**

2 * * * *

3 **(3) On or After** ~~(Effective Date of Ordinance Amendments)~~ **February 20, 2005.** Where a
4 landlord seeks eviction based upon Section 37.9(a)(13), and the notice of intent to withdraw
5 rental units is filed with the Board on or after ~~(effective date of ordinance amendments)~~ **February 20,**
6 **2005**, relocation payments shall be paid to the tenants as follows:

7 (A) Subject to Subsections 37.9(e)(3)(B)(C) and (D) below, each tenant shall be
8 entitled to receive \$4,500, one-half of which shall be paid at the time of the service of the
9 notice of termination of tenancy, and one-half of which shall be paid when the tenant vacates
10 the unit;

11 (B) In the event there are more than three tenants in a unit, the total relocation
12 payment shall be \$13,500.00, which shall be divided equally by the number of tenants in the
13 unit; and

14 (C) Notwithstanding Subsections 37.9A(e) (3)(A) and (B), any tenant who, at the
15 time the notice of intent to withdraw rental units is filed with the Board, is 62 years of age or
16 older, or who is disabled within the meaning of Section 12955.3 of the California Government
17 Code, shall be entitled to receive an additional payment of \$3,000.00, \$1,500.00 of which
18 shall be paid within fifteen (15) calendar days of the landlord's receipt of written notice from
19 the tenant of entitlement to the relocation payment, and \$1,500.00 of which shall be paid
20 when the tenant vacates the unit.

21 (D) Commencing March 1, 2005, the relocation payments specified in
22 Subsections 37.9A(e)(3)(A) and (B) and (C) shall increase annually at the rate of increase in the
23 "rent of primary residence" expenditure category of the Consumer Price Index (CPI) for All
24 Urban Consumers in the San Francisco-Oakland-San Jose Region for the preceding calendar
25

1 year, as that data is made available by the United States Department of Labor and published
2 by the Board.

3 (E) Notwithstanding Subsections 37.9A(e)(3)(A) – (D), as of 90 days after the effective
4 date of the ordinance creating this subsection (E) (Ordinance No. _____), each tenant shall be entitled to
5 the greater of:

6 (i) the payment specified in Subsections 37.9A(e)(3)(A) – (D); or

7 (ii) an amount equal to the difference between the unit’s rental rate at the time
8 the landlord files the notice of intent to withdraw rental units with the Board, and the market rental rate
9 for a comparable unit in San Francisco as determined by the Controller’s Office, multiplied to cover a
10 two-year period, and divided equally by the number of tenants in the unit (the “Rental Payment
11 Differential”). The landlord shall pay one-half of the Rental Payment Differential at the time of the
12 service of the notice of termination of tenancy, and the remaining one-half when the tenant vacates the
13 unit. The Controller shall establish a San Francisco Rental Payment Differential Schedule within 90
14 days of the effective date of the ordinance creating this subsection (E) (Ordinance No. _____), and
15 thereafter by March 1 of each calendar year. The Controller shall provide such Schedule to the Rent
16 Board, which shall make the Schedule publicly available on the Rent Board’s website and at the Rent
17 Board office. In addition to receiving the Rental Payment Differential, any tenant who qualifies for
18 payment under Subsections 37.9A(e)(3)(C) as adjusted by (D) shall also receive that payment. In
19 determining annual changes in the rental market, the Controller shall rely on market data that
20 reasonably reflects a representative sample of rental apartments in San Francisco.

21 (F) Any tenant who has received a notice of termination of tenancy, but who has not yet
22 vacated the unit by the operative date of the ordinance creating subsection (E) and this subsection (F)
23 (Ordinance No. _____), shall be entitled to the Rental Payment Differential, reduced by any payment the
24 tenant has received under Subsections 37.9A(e)(3)(C) as adjusted by (D), upon vacating the unit.
25

1 (G). If payment of the Rental Payment Differential under Subsection
2 37.9A(e)(3)(E)(ii) would constitute an undue financial hardship for a landlord in light of all of
3 the resources available to the landlord, the landlord may file a written request, on a form
4 provided by the Rent Board, for a hearing for a hardship adjustment ("Hardship Adjustment
5 Request") with the Rent Board, with supporting evidence. The Board, or its designated
6 Administrative Law Judges, may order a reduction, payment plan, or any other relief they
7 determine is justified following a hearing on the request.

8 (H). Without limiting or otherwise affecting the landlord's right to obtain a
9 hardship adjustment under Subsection 37.9A(e)(3)(G), the landlord may file a written request,
10 on a form provided by the Rent Board, for a hearing with the Rent Board claiming that the San
11 Francisco Rental Payment Differential Schedule established in Subsection 37.9A(e)(3)(E)(ii)
12 does not reasonably reflect the market rental rate for a comparable unit in San Francisco and
13 would result in an overpayment by the landlord ("Rent Differential Recalculation Request").
14 The landlord shall include evidence in support of the request. If the Board, or its designated
15 Administrative Law Judges, grant(s) the request in whole or part, they shall order an
16 appropriate adjustment of the payment due from the landlord.

17 (I). For purposes of considering Hardship Adjustment and Rent Differential
18 Recalculation Request under Subsections 37.9(e)(3)(G) and (H), the Board shall follow a
19 process consistent with the existing Board hearing process under Section 37.8. If a landlord
20 submits both types of hearing requests, the Board may consolidate its hearing of the two
21 requests.

22 (4) Any notice to quit pursuant to Section 37.9(a)(13) shall notify the tenant or
23 tenants concerned of the right to receive payment under Subsections 37.9A(e)(1) or (2) or (3)
24 and the amount of payment which the landlord believes to be due.

25 (f) Notice to Rent Board; Recordation of Notice; Effective Date of Withdrawal.

1 (1) Any owner who intends to withdraw from rent or lease any rental unit shall
2 notify the Rent Board in writing of said intention. Said notice shall contain statements, under
3 penalty of perjury, providing information on the number of residential units, the address or
4 location of those units, the name or names of the tenants or lessees of the units, and the rent
5 applicable to each residential rental unit. Said notice shall be signed by all owners of record of
6 the property under penalty of perjury and shall include a certification that actions have been
7 initiated as required by law to terminate existing tenancies through service of a notice of
8 termination of tenancy. The notice must be served by certified mail or any other manner
9 authorized by law prior to delivery to the Rent Board of the notice of intent to withdraw the
10 rental units. Information respecting the name or names of the tenants, the rent applicable to
11 any unit, or the total number of units, is confidential and shall be treated as confidential
12 information by the City for purposes of the Information Practices Act of 1977, as contained in
13 Chapter 1 (commencing with Section 1798) of Title 1.8 of Part 4 of Division 3 of the Civil
14 Code. The City shall, to the extent required by the preceding sentence, be considered an
15 "agency," as defined by Subdivision (b) of Section 1798.3 of the Civil Code.

16 (2) Prior to the effective date of withdrawal of rental units under this Section, the
17 owner shall cause to be recorded with the County Recorder a memorandum of the notice
18 required by Subsection (f)(1) summarizing its provisions, other than the confidential
19 provisions, in substantially the following form:

20 Memorandum of Notice
21 Regarding Withdrawal of
22 Rental Unit From Rent or Lease

23 This memorandum evidences that the undersigned, as the owner(s) of the property
24 described in Exhibit A attached, has filed a notice, whose contents are certified under penalty
25 of perjury, stating the intent to withdraw from rent or lease all units at said property, pursuant

1 to San Francisco Administrative Code Section 37.9A and the Ellis Act (California Government
2 Code Sections 7060 et seq.).

3 _____
4 (Signature)

5 (3) For a notice of intent to withdraw rental units filled with the Rent Board on or
6 before December 31, 1999, the date on which the units are withdrawn from rent or lease for
7 purposes of this Chapter and the Ellis Act is 60 days from the delivery in person or by first-
8 class mail of the Subsection (f)(1) notice of intent to the Rent Board.

9 (4) For a notice of intent to withdraw rental units filed with the Rent Board on or
10 after January 1, 2000, the date on which the units are withdrawn from rent or lease for
11 purposes of this Chapter and the Ellis Act is 120 days from the delivery in person or by first-
12 class mail of the Subsection (f)(1) notice of intent to the Rent Board. Except that, if the tenant
13 or lessee is at least 62 years of age or disabled as defined in Government Code § 12955.3,
14 and has lived in his or her unit for at least one year prior to the date of delivery to the Rent
15 Board of the Subsection (f)(1) notice of intent to withdraw, then the date of withdrawal of the
16 unit of that tenant or lessee shall be extended to one year after the date of delivery of that
17 notice to the Rent Board, provided that the tenant or lessee gives written notice of his or her
18 entitlement to an extension of the date of withdrawal to the owner within 60 days of the date of
19 delivery to the Rent Board of the Subsection (f)(1) notice of intent to withdraw. In that
20 situation, the following provisions shall apply:

21 (A) The tenancy shall be continued on the same terms and conditions as existed
22 on the date of delivery to the Rent Board of the notice of intent to withdraw, subject to any
23 adjustments otherwise available under Administrative Code Chapter 37.

24 (B) No party shall be relieved of the duty to perform any obligation under the
25 lease or rental agreement.

1 (C) The owner may elect to extend the date of withdrawal on any other units up
2 to one year after date of delivery to the Rent Board of the Subsection (f)(1) notice of intent to
3 withdraw, subject to Subsections (f)(4)(A) and (B).

4 (D) Within 30 days of the notification by the tenant or lessee to the owner of his
5 or her entitlement to an extension of the date of withdrawal, the owner shall give written notice
6 to the Rent Board of the claim that the tenant or lessee is entitled to stay in their unit for one
7 year after the date of delivery to the Rent Board of the Subsection (f)(1) notice of intent to
8 withdraw.

9 (E) Within 90 days of the date of delivery to the Rent Board of the notice of
10 intent to withdraw, the owner shall give written notice to the Rent Board and the affected
11 tenant or lessee of the following:

12 (i) Whether or not the owner disputes the tenant's claim of extension;

13 (ii) The new date of withdrawal under Section 37.9A(f)(4)(C), if the owner
14 does not dispute the tenant's claim of extension; and,

15 (iii) Whether or not the owner elects to extend the date of withdrawal to other
16 units on the property.

17 (5) Within 15 days of delivery of a Subsection (f)(1) notice of intent to the Rent
18 Board, the owner shall provide notice to any tenant or lessee to be displaced of the following:

19 (A) That the Rent Board has been notified pursuant to Subsection (f)(1);

20 (B) That the notice to the Rent Board specified the name and the amount of rent
21 paid by the tenant or lessee as an occupant of the rental unit;

22 (C) The amount of rent the owner specified in the notice to the Rent Board;

23 (D) The tenant's or lessee's rights to reoccupancy and to relocation assistance
24 under Subsections 37.9A(c) and (e); and
25

1 (E) The rights of qualified elderly or disabled tenants as described under
2 Subsection (f)(4), to extend their tenancy to one year after the date of delivery to the Rent
3 Board of the Subsection (f)(1) notice of intent to withdraw.

4 (6) Within 30 days after the effective date of withdrawal of rental units under this
5 Section 37.9A, the Rent Board shall record a notice of constraints with the County Recorder
6 which describes the property and the dates of applicable restrictions on the property under
7 this Section.

8
9 * * * *

10
11
12 (i) This Section 37.9A is enacted principally to exercise specific authority provided
13 for by Chapter 12.75 of Division 7 of Title 1 of the California Government Code, originally
14 enacted by Stats. 1985, Ch. 1509, Section 1 (the Ellis Act, California Government Code
15 Sections 7060 et seq.). In the case of any amendment to Chapter 12.75 or any other provision
16 of State law which amendment is inconsistent with this Section, this Section shall be deemed
17 to be amended to be consistent with State law, and to the extent it cannot be so amended
18 shall be interpreted to be effective as previously adopted to the maximum extent possible.

19
20
21 Section 2. Effective Date and Operative Date.

22 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
23 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
24 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
25 Mayor's veto of the ordinance.

1 (b) As stated in Administrative Code Section 37.9A(e)(3)(E), this ordinance shall
2 become operative 90 days after its effective date.
3
4

5 Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
6 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
7 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
8 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
9 additions, and Board amendment deletions in accordance with the "Note" that appears under
10 the official title of the ordinance.
11
12

13 APPROVED AS TO FORM:
14 DENNIS J. HERRERA, City Attorney

15 By:


16 ADINE K. VARAH
Deputy City Attorney

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LEGISLATIVE DIGEST
(Amended in Committee, 3/17/14)

[Administrative Code - Tenant Relocation Assistance Payment]

Ordinance amending the Administrative Code to mitigate adverse impacts of tenant evictions to provide that when residential units are withdrawn from the rental market under the Ellis Act, each relocated tenant is entitled to the greater of the existing rent relocation payment, or the difference between the tenant's current rent and the prevailing rent for a comparable apartment in San Francisco over a two year period; and allowing a landlord, through a hearing process, to obtain a revised relocation payment obligation based on an undue financial hardship adjustment or recalculated rent differential amount.

Existing Law

Section 37.9A of the Administrative Code, part of San Francisco's rent control laws, requires property owners to pay relocation assistance to tenants evicted under California's Ellis Act, with the payment amounts adjusted annually. Under the Ellis Act, landlords may withdraw their properties from the rental market, even if this results in evicting tenants. Cal. Gov. Code § 7060. But the Ellis Act reserves to local governments the power to "mitigate any adverse impact on persons displaced by reason of the withdrawal" *Id.* at § 7060.1(c). Currently, owners invoking the Ellis Act must pay approximately \$5,265 per displaced tenant, with a cap of approximately \$15,795 per unit (and with an extra payment of \$3,510, as annually adjusted, for any displaced tenant who is age 62 or older or who has a disability).

Amendments to Current Law

The proposed ordinance would require that landlords pay tenants displaced by Ellis Act evictions two years' worth of the differential between the unit's current rent and the market rent for a comparable unit. For multiple tenants, this two-year differential amount would be divided equally among them. The ordinance would preserve the additional \$3,510 payment, as annually adjusted, for any tenant who is age 62 or older or who has a disability.

Any tenant who has not yet vacated the unit by the operative date of the ordinance shall be entitled to receive the payment under the formula in the proposed ordinance. If the total amount under the formula in the proposed ordinance were less than the amount payable under the existing formula, the existing formula in the Administrative Code would apply, so that the existing formula sets a floor. Landlords, through a hearing process, may obtain a revised relocation payment based on an undue financial hardship adjustment or recalculated rent differential amount.

Background Information

In light of hardships faced by the increasing number of evicted tenants and the increased difficulty in finding affordable housing following eviction, this ordinance is designed to better mitigate the adverse impacts for people displaced by Ellis Act evictions. This

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proposed ordinance reflects proposed committee amendments introduced on March 17, 2014 that would allow landlords to apply for a undue financial hardship adjustment or rental relocation payment recalculation.

Anti-Eviction Mapping Project - Survey Results

3/16/14

87-16

Address	2. When did you move into this residence?	4a. What was your individual monthly rent?	Monthly Rent Edited	5. If you have already moved out, what is the new rent is in your former home?	6. Is/was your home subject to rent control?	9. How many bedrooms were/are in your unit?	10. Which tactics were/are being used to force you to leave your home?	12. Have you already moved?	13. Please describe your current living situation.	14. Where did you move?	Stayed in SF	15. What is the approximate date that you moved?	18. What is your current rent?
1174 Pine Street @ Leavenworth	6/1/2011	424	424		Yes	originally 1, but turned into 2 by Allice	Harassment	Yes	Housselling but most of my belongings are still in my barn @ 1174 pine st	1668 lasalle in bayleu	SF	12/31/2012 free - housealling	
666 Post Street	1989	\$800.00	\$900.00	\$4500.00/month	Yes	1 master, 1 with pocket doors. Technically 1 bedroom.	Ellis Act, Owner Move In	Yes	New permanent residence	420 Berry Street	SF	7-Oct	30% of \$1300.00/month
878 Haight Street, SF 94117	6/16/2007	\$1,160	\$1,160	Unknown, owner claims will have parents move in	Yes		'Owner already lived above me, claims needs my flat for 85 yr old parents	Yes	New permanent residence	5039 Callfomla Street, SF 94118	SF	9/16/2013	\$3,100
986 Dolores St, SF CA	2010	\$0,470	\$808		Yes		'Increase, Buy Out, Lawsuit, Bill Harkins discovered our apartment while	Yes	New permanent residence	Alamo Square	SF	10/1/2012	1760
1020 Post Street	8/1/2004	560	560	850	Yes		1 Harassment	Yes	Sublet or temporary housing	144 Highland Ave	SF	12/14/2010	850
1672 Great Highway	7/1/1980	694	694	1670	Yes		'Owner Move In, 2 Harassment, Lawsuit	Yes	New permanent residence	Parkmerced	SF	2/1/2010	1690
2744 Sacramento St, SF, CA 94116	1984	\$978	\$978	no	Yes		Did not accept a three months rent check, and then said I did not pay my rent. Also	Yes	Staying with friends/family	iother side of SF	SF	11-Jul	0
1668 Page Street	3/15/2010	\$800	\$800		Yes		Ellis Act, Owner Move In, Buy Out, Lawsuit	Yes	Staying with friends/family	Bernal, Mission District	SF	8/7/2013	not paying, staying with friends rent-free
87 Pearl Street	1/1/1990	750	750 n/a		Yes		Ellis Act, Harassment	Yes	Homeless		SF	11/23/2004	
87 Pearl Street	1/1/1990	700	700 TIC		Yes		Ellis Act, Harassment	Yes	Homeless, Staying with friends/family	SF	SF	11/24/2013	
2509 Bryant Street	2011	12,000		Yes, I have moved. No, do not know the new rate. The building is still empty.	Yes	landlord seemed to be use was a zoning loophole of sorts. About three years ago	So the tactic that our landlord seemed to be use was a zoning loophole of sorts.	Yes	Sublet or temporary housing	18th and Church, more bougle than my last place :p	SF	15-Dec-12	about 740/month
1237-8th Ave.	6/1/1994			no longer rental	Yes		2 Buy Out	Yes	New permanent residence	within San Francisco	SF	7/15/2006	\$2,200
2392 Post St	9/1/2005	800	800		Yes		Owner Move In	Yes	New permanent residence	1030 Turk St, San Francisco	SF	12/10/2007	3200
1965 48th avenue	2/21/2011	1150	1150 ?		No		3 Rent Increase	Yes	New permanent residence	2246 31st ave sf 94118	SF	6/21/2013	3000
26th and Mission	4/15/2005	900	900	appx. 1800	No		2 Owner Move In	Yes	New permanent residence	Dolores Park w friends at york and 21st, now at 80 crescent ave 94110, moving to etaples ave	SF	4/15/2007	2000
552 capp st sf ca 94110	1/1/2007	2450/mo + 1000/mo for inlaw	490	empty property	Yes	was rented as 5bdm + 1 bdrm inlaw	child was lead poisoned from paint on house, dph forced landlord to abate,	Yes	Sublet or temporary housing		SF	July 1 2012, sept 1 2012, oct 1 2012, moving again June 1 2013	1126
2578 Folsom Street	8/10/1992	\$328.00	\$328.00		Yes		3 Owner Move In	Yes	New permanent residence	607 Shotwell	SF	8/1/2004	\$526 at Shotwell, \$1740 currently at 2887 Folsom.
607 Shotwell	6/1/2004	\$283	\$283	\$1650 (2005), \$1740 (now) total for two people	Yes		2 Ellis Act	Yes	New permanent residence	2887 Folsom, SF, CA	SF	6/1/2005	\$1,740
845 Hyde St	8/1/2010	640	640	2100-2400	Yes		1 Lawsuit	Yes	New permanent residence	landeroln	SF	9/16/2013	1600

988 Guerrero St	2/16/2011	800	800	1000	No		6 Rent Increase	Yes	New permanent residence	Mission District, San Francisco	SF	3/15/2013	
Steiner and Weller	6/1/2001	\$800	\$800	\$1,300	Yes	3 to 4	Owner Move In	Yes	New permanent residence moved to an apartment on the edge of the city, and then moved in with	27th near Dolores	SF	8/1/2003	\$1,300
254 Fifth Avenue	6/4/1987				Don't know		Owner Move In, Harassment	Yes		outer sunset	SF	2/1/1988	
2283 30th Ave	8/1/2008	820	820	4495	No		Owner Move In, Rent Increase	Yes	New permanent residence	Tenderloin, Larkin Street	SF	8/1/2013	11951
409 Cremona Dr	1/4/2002	720	720	It is being sold	Yes		3 Harassment, Lawsuit	Yes	New permanent residence	Page and Broderick	SF	12/8/2012	772
1085 Capp Street, Mission District, San Francisco, CA	9/25/2004	1400	1400	2800	No		Harassment, Rent Increase	Yes	New permanent residence	Bernal Heights, San Francisco	SF	9/29/2012	1950
castro at hill	3/1/2011	900	900	It was condolized & sold	Yes		2 Buy Out	Yes	New permanent residence	central and weller	SF	3/1/2011	2500
729 Guerrero Street	1988-1400 monthly	466.87			Yes		3 Harassment, Buy Out	Yes	New permanent residence	1085 Hampshire	SF	7-Jun	2800
2509 Bryant Street, San Francisco	12/1/2008	\$3,700	\$740		No		Harassment with unlawful/illegal eviction lawsuits, 5 pitting leaseholders	Yes	New permanent residence	24th and Balmy Alley	SF	12-Oct	\$2100 for 3 people
1417 Guerrero St.	8/3/1992	550	550	4658	Yes		4 Ellis Act	Yes	New permanent residence	Dolores and 24th St.	SF	8/1/2001	1800
3230 18th Street	12/1/2008	850	850		Don't know		3 Ellis Act, Buy Out	Yes	New permanent residence	San Francisco	SF	4/1/2008	was 1700/month at the time
1256 Leavenworth Street, Apt. A	5/1/1998	700	700	unknown	Yes		3 Ellis Act	Yes	New permanent residence	Page and Baker Streets in the Haight	SF	8/1/2012	n/a
1480A Montgomery St. SF CA 94133	7/12/2013	717.5	717.5	1400	Yes		Harassment, Buy Out, 1 Capital Improvements	Yes	Sublet or temporary housing	35 Noe Street, San Francisco, CA 94114	SF	7/1/2013	1400/month
354 Douglass Street, SF	4/15/1989	1113	1113	OMI-	Yes		Owner Move In, Buy Out	Yes	New permanent residence	1743 Polk St, SF (Tenderloin)	SF	3/25/2012	975
3454 18th Street	9/1/1981	878	878	turned into TIC's	Yes		3 Ellis Act	Yes	New permanent residence	12th and Folsom, S.F.	SF	8/1/2008	1000
833A Filbert St, Studio/Garage	11/15/1991	562	562	Don't know	Don't know		Owner Move In, Harassment, Rent Increase	Yes	Staying with friends/family	Eureka/Noe Valley	SF	1/1/2006	
3730 20th st, sf, ca	8/1/2002	1800	450	No. ALOT probably	Yes		4 Owner Move In	Yes	Sublet or temporary housing	Glen park	SF	12-Sep	890
430 Cortland	4/1/1992	550	550		Yes		Owner Move In, Threat of putting house up for sale	Yes	residence, with roommates, rented 2nd space for office who was already	72 Germanla Street	SF	3/1/2008	\$815 monthly with the office \$485 monthly
381 Waller Street	1999	1400			Yes		"Getting out of the 3 rental market"	Yes	New permanent residence	Capp & 19th	SF	2003	1900
1647 mcallister st.	10/1/2009	790	790	2250	Yes		1 Harassment, Lawsuit	Yes	New permanent residence	857 divisadero st.	SF	10/1/2013	830

1834 15th Street	8/8/1995	\$2,350	\$588	\$2,750	Yes		Ellis Act, Buy Out, Served Ellis Act papers, then offered 4 buyout	Yes	1 year lease at rent I can not afford	159 Dolores Street	SF	6/31/2013	\$2,750
1777 Hayes Street and 401 Upper Terrace	6/4/1995	\$1,750	\$875	\$2,800	Yes		Owner Move In, 2 Harassment	Yes	New permanent residence	Bush and Laguna	SF	6/1/2010	\$2,800
59 Waller St. SF	4/1/1997	\$275	\$275	TIC owner paid \$275k	Yes	True 2 bedroom converted to 4 BR	Owner Move In, Buy Out	Yes	New permanent residence	60 Golden Gate Ave., SF	SF	10/23/1998	\$943
2509 Bryant St	2/1/2012	700/week	2800	no	No		termination of 16 commercial lease illegal unit. They bought the house and hired the law firm	Yes	New permanent residence	2027 36th Ave	SF	Jan. 30 2013	535
411A Banks Street	12/1/2004	1044.43	1044.43	1140.72	Yes		1 Zacks to get me out.	Yes	studio apt	223 Missouri Street, San Francisco, CA	SF	6/1/2008	1140.72
28th and Diamond, SF		2003 800 per person/month		off rental market	No		5 Rent Increase	Yes	New permanent residence	Granville and Claremont	SF	11-Jun	825
24th and Rhode Island	12/1/2010	1,100 Monthly	1100		Yes	Studio	Harassment, Buy Out	Yes	New permanent residence	Duboc and Sanchez	SF	12-May	1758
Guerrero at 19th Avenue		1901-1400 monthly	1400		now, but it was about triple after we were forced out (involuntary owner)	Don't know	Owner Move In, Buy Out	Yes	New permanent residence	mission district	SF	2008	1900
67 Pearl Street, SF CA 94103		1900-1400/mo	175		Yes	3 total	Ellis Act, Harassment	Yes	Homeless		SF	2004	0
20th & Eureka	5/1/2000	\$877	\$877		Yes	Studio	Ellis Act, Harassment, Buy Out	Yes	Staying with friends/family	hunters point	SF	6/31/2011	
466 8th avenue, SF, CA 94118 between Geary/Arza	7/1/2003	1078	1078	1200	Yes		2 Owner Move In	Yes	New permanent residence	118A chenery street; SF, ca 94131	SF	7/1/2013	1200
1054 Fell Street	1/1/2010	835	835		Yes		3 Ellis Act	Yes	New permanent residence	241 Noe Street	SF	10/1/2013	1350
1340 Taylor Street, 94108	10/28/2011	2920	2920	4395	Yes		1 Buy Out, Lawsuit	Yes	New permanent residence	1046 Pacific Avenue, 94133	SF	3/15/2013	\$3,750
130 5th Avenue	3/1/1991				Yes		1 Ellis Act	Yes	New permanent residence	24th Avenue @ Clement	SF	8/15/2013 2000	
14 Avila St	9/1/1999	2500	1250	3500	Yes		2 Owner Move In	Yes	New permanent residence	Lucerne Alley, SOMA	SF	11/1/1999 2500	
Haigh/Webster	10/16/2005	805	805 S		Yes		1.5 Buy Out	Yes	New permanent residence	South Slope Bernal heights	SF	7/1/2013	2900
2327 Taraval St	7/1/1988	1200	400 unknown		Yes		Ellis Act, Owner Move In	Yes	Sublet or temporary housing	Fillmore	SF	7/1/2004	2400
22nd avenue and Balboa st on the corner	6/1/1995	1240	620 don't know		Yes		Ellis Act, Owner Move In, Harassment, Lawsuit, relative	Yes	New permanent residence	sunset district	SF		2000
95 Hancock St	5/15/2008	1037	1037 n/a		Yes		3 Selling unit	Yes	Staying with friends/family	Inner Richmond	SF	6/28/2013	800
3230 16th Street	12/1/2008	850	850		Don't know		3 Ellis Act, Buy Out	Yes	New permanent residence	San Francisco	SF	4/1/2008 1700	

1085 Capp Street, Mission District, San Francisco, CA	9/25/2004	1400	1400	2800	No		Harassment, Rent Increase	Yes	New permanent residence	Bernal Heights, San Francisco	SF	9/29/2012	1950
Haight & Ashbury	3/1/1999	\$600	\$600		Don't know		Ellis Act, Owner Move In	Yes	New permanent residence, house share	Bernal Heights	SF	12/31/1999	\$700
2402a Harrison St	1/1/2007	635	635	Still unrented	Yes		4 In non payment of rent over unfair late fees we had never been notified of	Yes	New permanent residence	279 Ocean Ave	SF	5/1/2013	1675
1235 Oak St #2	1/1/2006	1000	1000	1600			1 Ellis Act, Buy Out	Yes	New permanent residence	1285 Guerrero St #3 SF	SF	2/1/2006	1650
128 Colaridge St	1/1/2003	850	850		Yes		2 Ellis Act, Harassment, Buy Out	Yes	Sublet or temporary housing	18 and Guerrero	SF	10/1/2012	560
559 Taraske Blvd	1/1/2001	1080	1080	1200	Yes	In law studio	Harassment, coming into my unit without permission	Yes	Living as a guest lodger in foreclosed home	Glenn Park	SF	3/1/2010	1200
1256 6th Ave	8/1/1970	580	580		Yes		3 Ellis Act, Harassment, Lawsuit	Yes	Introduced us and was my good luck	604 Irving St Apt 1	SF	9/1/2006	412
582 Capp St	7/1/2012	500	500	unoccupied	Yes		6 Ellis Act, Buy Out	Yes	Sublet or temporary housing, New permanent residence	2754 Harrison St	SF	1/1/2013	750
165 buchanan st	7/1/2011	1133	1133	1250	Yes		3 Owner Move In	Yes	New permanent residence	1 29th st	SF	7/31/2013	1250
20th between Valencia / Mission	1/1/2012	1900	950		Yes		(Un?) "inhabitable 2 unit"	Yes	Sublet or temporary housing	Protrero	SF	2/26/2014	
El Carrilo, CA; San Pablo and Schmidt Ln.	3/1/2013	\$1,800	\$900	\$2,136	Don't know		2 year-long lease was close to renewal time and we were not interested in signing	Yes	Staying with friends/family	Sanja Cruz, CA; Soquel and Hegemann Ave.		March 2nd, 2013	Free (living with family)
	10/6/2013	840	840	don't have one yet	Yes		2 Buy Out	Yes	Staying with friends/family, traveling some			10/8/2013	
Haight and Masonic	1995	733	733	no	Yes		3 Rent Increase, Lawsuit	Yes	New permanent residence	NA		NA	\$600
24th St. and Capp	1996	1,268/mo.	1268		Yes		2 Harassment, When I sought to move in my partner and our child, the landlord said they	Yes	Staying with friends/family	Berkeley		10-Aug	
1050 Leavenworth St.	9/15/2002	\$1,016	\$1,015	\$2,400	Yes	0 Studio	Harassment, Buy Out	Yes	New permanent residence	Berkeley		8/1/2012	1400
Harrison/Precita	2009	\$2,100	\$2,100		Yes		Harassment, Our apartment had been rent-controlled for 7 years and been a Foreclosure, An illegal eviction notice (illegal bc of just cause) was posted for	Yes	New permanent residence	oakland		2011	
38th st and Shafter, Oakland	2006	1800/mo	1800		Yes		2 senior forced out of apartment of 23 years in The Castro district under the Ellis Act.	Yes	New permanent residence	58th and Shattuck		9-Apr	576
Sanchez Street	1999	1200	1200		Yes		5 were part of a multi-unit art collective. The landlord successfully evicted the rest of our	Yes	New permanent residence	Guerneville		10/31/2012	950
2609 Bryant St. San Francisco, CA 94110		\$3895/month for the unit, \$800/month for 2005 my room	800		Yes				New permanent residence	1788 8th St. Oakland, CA 94607		11/1/2012	\$576/month for my room
1701 Turk St	7/1/2007	650	650	unknown, likely \$2000+	Yes		1 Buy Out	Yes	New permanent residence	Oakland In 2009, now LA		6/10/2010	1100 total for 1 brm

3380 22nd St.	8/1/1995	\$325	\$325 ?	Yes		4 Owner Move In Rent Increase, neglect for rotting wall, broken windows, 2' etc	Yes	Section 8 Public Housing Apartment	HELL, Orange County, CA	9/15/1997	\$176	
442 Guerrero st	2009	1800	900	4000	Yes		Yes	New permanent residence	oakland	12-Sep	600	
215 Guerrero St	7/31/1999	500	500	I don't know	Yes		Yes	New permanent residence	New York City	10/31/2008	2100	
1219 Florida Street, San Francisco, CA 94110	2004	1850 per month	818		Yes		Yes	Sublet or temporary housing	Dowelltown, Tennessee	9-Jun	200 a month	
Harrison/Preolla							Yes	Owner Move In, Harasement				
21st and Bryant	2010	2775	893.75	3800	No		Yes	4 Owner Move In, Rent Increase	New permanent residence	oakland	8/12/2012	1100
74 Prospect	1997	400	400	1800	Don't know	studio	Yes	the new owners were buying the entire house including and using all including the we first moved in it was \$1795. Then it the following year \$1895. Next year was being raised by at least \$1000. It's probably being rented for more.	We live in a camper, where ever we can park it. I bought a camper and live in there now with my partner.			
601 Minnesota St	2009	2150	2150	2700	No	Raw Lofts, not fancy ones	Yes	friends/family, New permanent residence, Staying with friends/family,	East Bay	12-Aug	0	
Fillmore and Hayes	2010	2000	2000	3000	Yes		Yes	1000/split between two people its perfect same as it was at the other place before their proposed 82% increase		12-Oct		
2709 College Avenue	2/1/2003	4300	614	over 7000, which is why we moved	No		Yes	7-Rent Increase	New permanent residence	7/31/2008		
Sanchez and Duboce	2012	\$1875/monthly	837.5		Yes		Yes	Harasment, Rent Increase, Lawsuit, 2 Broken contracts	New permanent residence	oakland		\$1,700
180 Corland Ave	2003 or 2004	1200	600		Yes		Yes	2 Ellis Act Landlord let us know that she would increase the rent prohibitively if we	I have moved several times since then	9-Dec		
Mullen & Franconia		3800	1266.66	the home was sold	No		Yes	3 Increase the rent	New permanent residence	Menlo Park	2/28/2013	2000
2501 + 2509 Bryant St, San Francisco		I don't know total rent - 2011 it was a collective			No		Yes	15 Harasment, Lawsuit, It's a long story...	New permanent residence	oakland	13-Feb	\$680
Mariposa Street and Mississippi Street	2011	\$1750/month	1750		No		Yes	Rent Increase	Staying with friends/family	Berlin, Germany	4/1/2013	\$1,000
3220 Gaary Blvd. #308	8/1/2012	1100	1100	1575	Don't know		Yes	Harasment, "notice" 2 for eviction				
1380a Hampshire St.	5/1/2009	\$800	\$800		Yes		Yes	3 Owner Move In, Buy Out, Foreclosure	Staying with friends/family			
2624 21st Street	5/1/2010	850		It is not occupied by 850 the new owners.	Yes		Yes	3 Owner Move In	New permanent residence	Stockholm, Sweden - I left the Bay entirely	2/21/2012	585
22nd and Alabama	8/1/2007	\$400/month	300	\$3,800	Yes		Yes	primary leaseholder 4 moved	New permanent residence	guerneville	8/1/2007	\$1,200
1137 Treat Ave	11/1/1997	350	350	2000	Yes		Yes	3 Owner Move In	New permanent residence	2411 Wallace St, Oakland, CA 94609	10/1/2000	2000

3632 26th St	10/1/2003	875	875	Yes	1 Buy Out	Yes	New permanent residence , I had to move out of the city because I could not afford the current	Oakland	10/1/2012	1000
43rd ave & geary	1/1/1993	\$835	\$835 do not know	Yes	Buy Out	Yes		A rural area in Close to Sacramento where the rent is affordable.	3/1/2013	\$800
2972 and 2974 21st street				Yes	Ellie Act, Owner Move In, Buy Out	Yes				
3380 22nd St.	8/1/1995	\$350	It's a condo just sold \$350 for over \$900,000	Yes	4 Owner Move In	Yes	public housing	couch surfer in Southern California	9/1/1997	450
Oak / Laguna, SF	1/1/1983	800	800	1000 Yes	3 Ellie Act, Buy Out	Yes	Sublet or temporary housing	84th / Balboa	2/1/2014	1000
2402 a Harrison Street, San Francisco, CA	2007 2400	2400	Will be forced out 4/20	Yes	Increase, Lawsuit, Lack of maintenance, deceptive late fee practices, attempted	No				
783 San Jose Ave @ 130th, SF, 94110	8/1/2011	565	565	Yes	Owner Move In, Buy Out	No				
100 Edgewood Avenue, apt B (home with 2 Inlay units - B and C)	1/1/2003	2000	Apt is being taken off the market	Yes	Ellie Act, No notice proved yet. Verbal 2 advise on 11/9/03	No				
27 Caves Street	3/1/2011	1300	1300	Don't know	I wasn't working starting in 2008 for 6-9 months (because I had surgery)	No				
3009 Mission Street, #204	8/3/2012	1450	1450 no	No	1 Harassment	No				
9408 Lamont Cleveland Ohio 44108	6/11/2000	250	250 none	No	1 Foreclosure	No				
83 McAllister # 107	1/1/2007	1400	1400	No	Harassment, verbal, email, no OMI filed yet but he claims to move in	No				
1701 20th Avenue	11/1/2012	4500	1125	Yes	4 Owner Move In	No				
1985 49th avenue sf, ca 94118	2/15/2011	\$1,150	\$1,150	No	3 Rent Increase	No				
695 connecticut	8/12/1991	1285	1285	Yes	uncashed checks, deny receipt of mailed checks or dropped off	No				
520 Shrader Street #7	2/1/1981	\$350	\$350	Yes	2 Lawsuit	No				
2527 24th Street	10/10/2010	\$825	\$825	Yes	Rent Increase, Threatened to evict us on bogus charge	No				
190 Emmet SF CA 94110 (North Bernal Heights)	1/1/1999	550	550	Yes	2 of breach of lease.	No				
McAllister and Central, San Francisco	1994	1558	1558	Yes	Harassment, lack of 3 repairs	No				
Central Ave. & Halght Sl.	1998 1759.00 monthly	1759		Yes	landlord has done nothing about another tenant who has had 3 violent outbreaks over No	No				

820 Anderson Street	12/1/2008	\$860	\$850 at least \$3600	No		3 Rent Increase	No
1554 Howard Street, San Francisco, CA 94103 (Villa Soma)	3/1/2013	220/week (880?)	880	No	single room	Harassment	No
1070 Florida St. SF CA 94110	9/1/2012	900	900	Don't know		Owner Move In, Buy 2 Out	No
617 Carolina St	10/16/2009	1600	1600	Yes		Owner Move In, Harassment, Rent 2 Increase	No
2882-2898 1/2 23rd Street, LLC	1/1/2000			Yes		3 Ellis Act	No
2388 30th Avenue	2/16/2009	4000	2000 not yet moved out	Yes		2 Owner Move In	No
121 Precita Ave	1/1/1998	522	522	Yes		2 Owner Move In	No
2522 Octavia Street #3 SF CA 94123	1/1/2011	1850	1850	No		Owner Move In, Rent 1 Increase	No
1460 Montgomery Street	2/1/2003	\$722	\$722	\$1,400 Yes		Harassment, Rent Increase, Buy Out, 1 Capital Improvements	No
Church and Dorland Streets	1998	1630	1630 N/A	Yes		felt very unsafe and to say I have been deprived of peaceful enjoyment of the building and it was converted into 2 Condos. A home that	No
folsom at cesar chavez	1998 700/room/month	700	sold	No		8 ft 12 people, 2	No
2870 21st Street @ Folsom	1/1/2006	800	600	Yes		5 Owner Move In	No
873 peralta avenue	5/1/2011	1300	1300	No		3 Owner Move In	No
630 Connecticut Street	12/1/2009	3000	1000	4800 No		Rent Increase, 3 Lawsuit	No
184 Lucky Street, San Francisco, CA 94110	1987	\$800	\$800	Yes		2 Owner Move In	No
2419 Mission Street	5/1/2005	323.23	323.23	Yes		tenant is not paying bills in my name, won't accept my rent, 5 keeps on harassing	No
49 Potomac Street	8/1/2011	1020	1020	Don't know	4-Mar	strongly worded verbal	No
959 Alabama Street	12/16/2008	1000		Yes		Owner Move In, Buy 2 Out	No
25th / Ulah	2007	\$3,100	\$775 n/a	Yes		"Fraudulent complaint filed with Rent Board in former tenant's 4 name accusing	No
Clipper/Noe	1973	440	440	Yes		2 Harassment	No

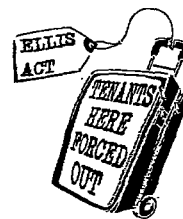
Camp at 16th St	3/1/2007	600	600	Yes		Harassment, Rent Increase, Eviction 5 Attempt In court	No
1274 Hampshire Street	8/1/1994	1200	600	Yes		2 Ellis Act, Buy Out	No
Guzrero/22nd	8/28/1995	\$650	\$650	Yes		Ellis Act, Harassment, 4 Buy Out	No
2355 Bryant Street	1/1/2005	738	738	Yes		3 Owner Move In	No
Garfield	8/1/2012	3100		No		2 Owner Move In	No
2130 27th Avenue @ Quinlana Street	1/1/1990	1000	333.33	Yes		3 Rent Increase	No
243 San Jose Ave	2/1/2003	700		Yes		4 Ellis Act	No
1252 York st	1/28/2008	\$780	\$780 Don't know	Yes	1 bedroom	Owner Move In, Harassment	No
harkness-brussels street	4/1/2007	1143	1143	Yes		1 Owner Move In	No
4120 Fulton Street #4 94121	8/1/2013	1250	1250	Don't know		Neighbor noise complaint against by nolas	No
Taraval and 17th Ave	1/1/1993	740	740	Don't know		2 Selling Property	No
3005 cesar chavez		650	650	Yes		Ellis Act, Owner Move 2 In	No
835 Cole Street	2250/month for whole 4/28/2013 apt	2250		Yes		1 Buy Out	No
1783 San Jose Ave @ 30th, SF, 94110	8/1/2011	665	665	Yes		Owner Move In, Buy 1 Out	No
2388 30th Avenue	2/15/2003	4000	2000 not yet moved out	Yes		2 Owner Move In	No
1080 South Van Ness	1/1/2007	800	800	Yes		Owner Move In, Buy 4 Out	No
1286 Hemptre street	4/1/1974	350	350	Yes	two	Ellis Act	No
1080 South Van Ness	1/1/2007	800	800	Yes		Owner Move In, Buy 4 Out	No
150 Downey St #5	1/1/1990	480	480	Yes		1 Ellis Act, Buy Out	No
1049 Market St	1/1/2012	1000	1000	Yes		Harassment, See 1 below	No

632 Guerrero St	1/1/1982	828	828	Yes		1 Ellis Act, Buy Out	No
670 Capp St	6/1/2003	1207.42'	1207'	Yes		Ellis Act, Owner Move In, Harassment, Rent Increase, Buy Out, 3 Lawsuit	No
801 Jones St	10/1/2000	790	790'	No		Ellis Act, Restraining Order	No
255 Dolores st, sf 94103	1/1/1978	530.53'	530'	Yes	Studio	Harassment, Buy Out	No
3872 20th #2, sf 94110	3/1/2013	1050	1050 N/A	Yes		1 Harassment	No
59 Dunsmuir St	6/1/1998	825	825	Yes	Studio	Buy Out	No
256 Connecticut St, SF	7/1/1976	478.28'	478.28	Yes		Ellis Act, Harassment, 2-Buy Out	No
646 Guerrero St, SF	1/1/1998	572.5'	572.5'	Yes		2 Ellis Act	No
2587 14th Ave, SF 94127	11/1/2011	2100'	1050	Yes		2 Harassment	No
504 Page Street, SF 94117	5/1/2011	750'	750'	Yes		3 Harassment	No
80 Monterey Boulevard, San Francisco, CA 94131	708 (including 5/10/2013 utilities)	708		Don't know		Harassment, Internet Hacking Bullying Theft Database adn b4	Still in my apt.
2888 23rd street	2/1/2011	880		Yes	DeWolf Property Managers	3 Ellis Act	

ANTI-EVICTION MAPPING PROJECT

WWW.ANTIEVICTIONMAPPINGPROJECT.NET

Have you been displaced, or threatened with eviction?



We are making a comprehensive map, looking at who is being displaced, and the politics and stories behind evictions. Please take a few minutes to fill out our survey to put your story on the map!

Please leave the survey in the AMP folder, or mail to:
Anti-Eviction Mapping Project, SF Tenants Union, 558 Capp Street, SF, CA 94110.

SECTION 1: PLEASE TELL US ABOUT THE RESIDENCE YOU WERE/ARE BEING FORCED OUT OF.

1. What is the address or intersection of the home you are/were being forced out of?

2. When did you move into this residence? _____

3. How many people were or are being forced out of the same place?

Family Members: _____ Roommates: _____ Other tenants: _____ Other: _____

4a. What was/is your individual monthly rent? _____

4b. What was/is household's monthly rent? _____

5. If you have already moved out, what is the new rent is in your former home? _____

6. Who was/is the landlord? Include as much information as possible (Address, Website, Phone, etc.). If more than one landlord was involved, for example owner move-in, please provide all information.

7. Who was/is the property manager? _____

8. Is/was your home subject to rent control?

Yes

No

Please leave the survey here to be collected, or mail to:
Anti-Eviction Mapping Project, San Francisco Tenants Union, 558 Capp Street, San Francisco, CA 94110

SECTION 2: PLEASE TELL US ABOUT WHERE YOU MOVED TO.

This section will ask questions about where you moved to after being forced out of your previous home.

13. Please describe your current living situation.

- Homeless
- Staying with friends/family
- Sublet or temporary housing
- SRO
- New permanent residence
- Other: _____

14. Where did you move? Please share the address, intersection, and/or neighborhood.

15. What is the approximate date that you moved? _____

16. What is your current rent? _____

22a. What is your age?

- 0-5
- 5-17
- 18-25
- 26-39
- 40-59
- 60-75
- >75

22a. What is the age of those you live with?

- 0-5
- 5-17
- 18-25
- 26-39
- 40-59
- 60-75
- >75

23a. Are you disabled?

- Yes
- No

23b. Is someone that you live with disabled?

- Yes
- No

24. Is there anything else you would like us to know?

25. Would you like to remain anonymous on our public map?

- Yes
- No

26. If you would like your name to appear on the map, please list it below.

27. If you are comfortable with one of us following up with any questions around your experience, please list your preferred contact information below. This will not be made public.

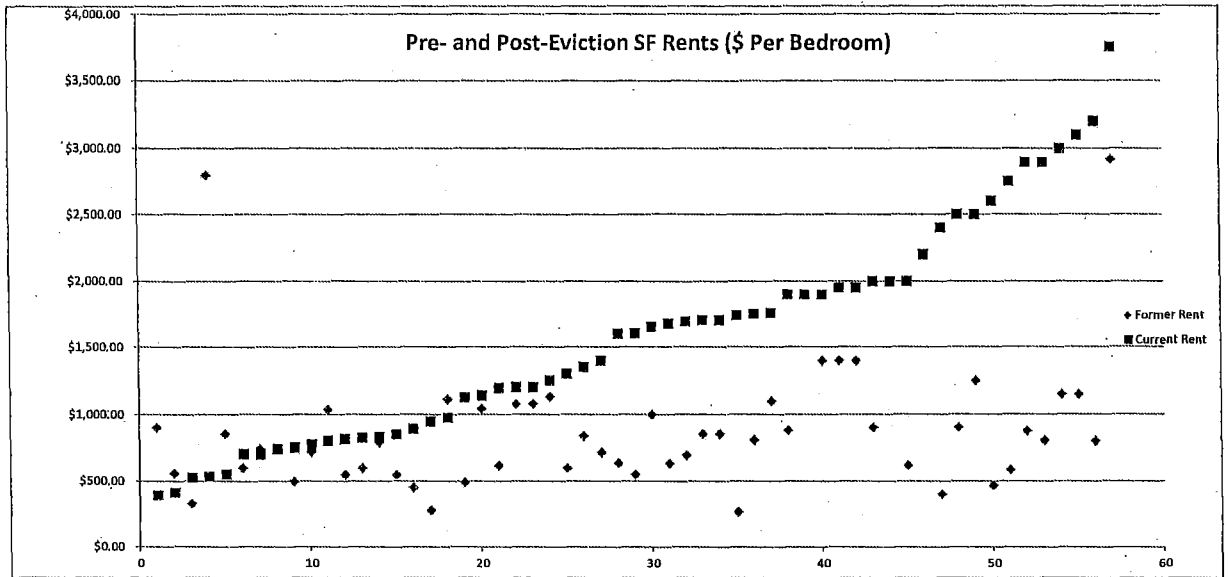
San Francisco - Location to San Francisco

Address	2. When did you move into this residence?	4a. What was your individual monthly rent?	Monthly Rent Edited	E. If you have already moved out, what is the new rent is in your former home?	6. Was your former home subject to rent control?	8. How many bedrooms were in your unit?	10. Which tactics were being used to force you to leave your home?	12. Have you already moved?	13. Please describe your current living situation.	14. Where did you move?	Stayed in SF	15. What is the approximate date that you moved?	16. What is your current rent?
686 Post Street		1889 \$800.00	\$800.00	\$4500.00/month	Yes		1 Ellis Act, Owner Move In	Yes	New permanent residence	420 Berry Street	SF	7-Oct	380
1256 6th Ave	8/1/1970	580	580		Yes		3 Lawsuit	Yes	New permanent residence	894 Irving St Apt 1	SF	9/1/2005	412
2576 Polson Street	8/10/1992	\$328.80	\$328.80		Yes		3 Owner Move In	Yes	New permanent residence	607 Shotwell	SF	6/1/2004	525
2508 Bryant St	2/1/2012	700/week	2800	no	No		16 commercial lease	Yes	New permanent residence	2027 38th Ave	SF	Jan. 30 2013	535
126 Coleridge St	1/1/2003	850	850		Yes		2 Buy Out	Yes	Sublet or temporary housing	18 and Guerrero	SF	10/1/2012	550
Height & Ashbury	3/1/1998	\$600	\$800		Don't know		4 Ellis Act, Owner Move In	Yes	Sublet or temporary housing	Bernal Heights	SF	12/31/1998	\$700
2506 Bryant Street, San Francisco	12/1/2008	\$3,700	\$740	No, do not know the new rate. The	Yes		5 unlawful/illegal eviction	Yes	New permanent residence	24th and Balmy Alley	SF	12-Oct	700
2508 Bryant Street	2011	12,000			Yes		Bed room converted to landlord	Yes	Sublet or temporary housing		SF	15-Dec-12	740
652 Capp St	7/1/2012	500	500	unoccupied	Yes		8 Ellis Act, Buy Out	Yes	New permanent residence	2754 Harrison St	SF	1/1/2013	750
406 Crestmont Dr	1/4/2002	720	720	It is being sold	Yes		3 Harassment, Lawsuit	Yes	New permanent residence	Page and Broderick	SF	12/8/2012	772
95 Hancock St	5/1/2006	1037	1037	ela	Yes		3 Selling unit	Yes	Staying with friend/family	Inner Richmond	SF	8/28/2013	800
430 Cortland	4/1/1992	550	550		Yes		3 after we moved back	Yes	New permanent residence	72 Germania Street	SF	3/1/2006	815
228th and Diamond, SF	2003	600 per pers on/month	600	off rental market	No		5 Rent Increase	Yes	New permanent residence	Granville and Claremont	SF	11-Jun	825
1647 mcclister st.	10/1/2009	780	780	2250	Yes		1 Harassment, Lawsuit	Yes	New permanent residence	857 divisadero st.	SF	10/1/2013	830
1020 Post Street	8/1/2004	550	550	850	Yes		1 Harassment	Yes	Sublet or temporary housing	144 Highland Ave	SF	12/14/2010	850
3730 20th st, sf, ca	8/1/2002	1800	450	No, ALDT probably	Yes		4 Owner Move In	Yes	Sublet or temporary housing	Glen park	SF	12-Sep	890
159 Weller St. SF	4/1/1997	\$275	\$275	\$275k	Yes		1 Owner Move In, Buy Out	Yes	New permanent residence	50 Golden Gate Ave., SF	SF	10/23/1998	8943
354 Douglas Street, SF	4/15/1989	1113	1113	OMI	Yes		1 Owner Move In, Buy Out	Yes	New permanent residence	743 Polk St, SF (Tenderloin)	SF	3/25/2012	875
652 capp st sf ca 94110	1/1/2007	2450/mo + 1000/mo for inlaw	490	empty property	Yes		1 Owner Move In, Buy Out	Yes	Sublet or temporary housing	223 Misacuit Street, San Francisco, CA	SF	2012, oct 1 2012, moving again June 1	1125
411A Banks Street	12/1/2004	1044.43	1044.43	1140.72	Yes		1 Owner Move In, Buy Out	Yes	studio apt	Tenderloin, Larkin Street	SF	8/1/2008	1140.72
2283 30th Ave	8/1/2008	620	620	4465	No		4 Increase	Yes	New permanent residence	118A chesney street SF, ca 94131	SF	8/1/2013	1195
84118 between Gearylanza	7/1/2003	1078	1078	1200	Yes		2 Owner Move In	Yes	New permanent residence		SF	7/1/2013	1200
539 Teresita Blvd	1/1/2001	1080	1080	1200	Yes		1 in law studio	Yes	New permanent residence	Glen Park	SF	3/1/2010	1200
1155 buchanan st	7/1/2011	1133	1133	1250	Yes		3 Owner Move In	Yes	New permanent residence	1290 st	SF	7/3/2013	1250
Steiner and Weller	8/1/2001	\$600	\$600	\$1,200	Yes		3 to 4	Yes	New permanent residence	27th near Dolores	SF	8/1/2003	\$1,300
1054 Fell Street	1/1/2010	835	835		Yes		3 Ellis Act	Yes	New permanent residence	241 Noe Street	SF	10/1/2013	1350
1460A Montgomery St. SF CA 94133	7/1/2013	717.5	717.5	1400	Yes		1 Capital Improvements	Yes	Sublet or temporary housing	35 Noe Street, San Francisco, CA 94114	SF	7/1/2013	1400
845 Hyde St.	8/1/2010	640	640	2100-2400	Yes		1 Lawsuit	Yes	New permanent residence	tenderloin	SF	8/18/2013	1600
1417 Guerrero St.	8/31/1982	550	550	4656	Yes		4 Ellis Act	Yes	New permanent residence	Dolores and 24th St	SF	8/1/2001	1800
1235 Oak St #2	1/1/2006	1000	1000	1800			1 Ellis Act, Buy Out	Yes	New permanent residence	1265 Guerrero St #3 SF SF	SF	2/1/2008	1850
2402a Harrison St	1/1/2007	695	635	Sill unrented	Yes		4 unfair life fees we had	Yes	New permanent residence	278 Ocean Ave	SF	5/1/2013	1675
1672 Great Highway	7/1/1980	894	894	1670	Yes		2 Harassment, Lawsuit	Yes	New permanent residence	Perkernad	SF	2/1/2010	1690
3230 18th Street	12/1/2008	850	850		Don't know		3 Ellis Act, Buy Out	Yes	New permanent residence	San Francisco	SF	4/1/2008	1700
3230 18th Street	12/1/2008	850	850		Don't know		3 Ellis Act, Buy Out	Yes	New permanent residence	San Francisco	SF	4/1/2008	1700
607 Shotwell	6/1/2004	\$263	\$263	\$1740 (now) total for two people	Yes		2 Ellis Act	Yes	New permanent residence	2887 Polson, SF, CA	SF	6/1/2005	\$1,740
889 Dolores St SF CA	2010	\$6,470	\$808		Yes		6 Lawsuit, Btl Harshins	Yes	New permanent residence	Alamo Square	SF	10/1/2012	1750
24th and Rhode Island	12/1/2010	1,100 Monthly	1100		Yes		Studio	Yes	New permanent residence	Duboce and Sanchez	SF	12-May	1758
3454 18th Street	8/1/1981	876	876	burned into TIC's	Yes		3 Ellis Act	Yes	New permanent residence	12th and Polson, S.F.	SF	6/1/2008	1900
381 Weller Street	1999	1400			Yes		"Getting out of the rental market"	Yes	New permanent residence	Capp & 19th	SF	2003	1900
Guerrero at 19th Avenue	1991	1400 monthly	1400	is now, but it was about triple after we	Don't know		Owner Move In, Buy Out	Yes	New permanent residence	mission district	SF	2008	1900
Mission District, San Francisco, CA	8/25/2004	1400	1400	2800	No		1 Increase	Yes	New permanent residence	Bernal Heights, San Francisco	SF	9/28/2012	1950
Mission District, San Francisco, CA	8/25/2004	1400	1400	2800	No		1 Increase	Yes	New permanent residence	Bernal Heights, San Francisco	SF	9/28/2012	1950
25th and Mission	4/15/2005	900	900	appr. 1900	No		2 Owner Move In	Yes	New permanent residence	Dolores Park	SF	4/15/2007	2000
139 5th Avenue	3/1/1991				Yes		1 Ellis Act	Yes	New permanent residence	24th Avenue @ Clement	SF	8/15/2013	2000
22nd avenue and Balboa at on the corner	6/1/1995	1240	620	don't know	Yes		2 relative owner move-in	Yes	New permanent residence	sunset district	SF		2000
1237-8th Ave.	8/1/1994			no longer rental	Yes		2 Buy Out	Yes	New permanent residence	within San Francisco	SF	7/15/2006	\$2,200
2327 Teresita St.	7/1/1986	1200	400	unknown	Yes		3 Ellis Act, Owner Move In	Yes	Sublet or temporary housing	Fillmore	SF	7/1/2004	2400
Castro at Hill	3/1/2011	900	900	800	Yes		2 Buy Out	Yes	New permanent residence	central and weller	SF	9/1/2011	2500
14 Avila St	8/1/1999	2500	1250	3500	Yes		2 Owner Move In	Yes	New permanent residence	Luome Alley, SOMA	SF	11/1/1988	2500
729 Guerrero Street	1988	1400 monthly	488.67		Yes		3 Harassment, Buy Out	Yes	New permanent residence	1065 Hampshire	SF	7-Jun	2600
1834 18th Street	8/8/1995	\$2,380	\$588	\$2,750	Yes		4 then offered buyout	Yes	1 year lease at rent I can not afford	158 Dolores Street	SF	5/31/2013	\$2,750
1777 Hayes Street and 401 Upper Terrace	8/4/1995	\$1,780	\$875	\$2,800	Yes		2 Harassment	Yes	New permanent residence	Bush and Laguna	SF	8/1/2010	\$2,800
Height Webster	10/15/2005	805	805	S	Yes		1.5 Buy Out	Yes	New permanent residence	South Slope Bernal heights	SF	7/1/2013	2800
1865 48th avenue	2/21/2011	1150	1150	?	No		3 Rent Increase	Yes	New permanent residence	2246 31st ave of 94118	SF	6/21/2013	3000
878 Height Street, SF 94117	8/15/2007	\$1,150	\$1,150	parents move in	Yes		1 pocket doors. Technically 1	Yes	New permanent residence	5038 California Street, SF 94118	SF	8/15/2013	\$3,100

2392 Pax St	8/1/2005	800	800		Yes		Owner Move In	Yes	New permanent residence	1939 Turk St, San Francisco	SF	12/10/2007	3200
1340 Taylor Street, 94110	10/28/2011	2920	2920	4385	Yes		Buy Out, Lawsuit	Yes	New permanent residence	1048 Pacific Avenue, 94133	SF	3/15/2013	\$3,750
1174 Pine Street @ Leavenworth	6/1/2011	424	424		Yes		burned into 2 by Alice	Yes	most of my belongings are still	1658 leslie in bayview	SF	12/1/2012	free - house sitting
87 Pearl Street, SF CA 94103	1990	1400/mo	175		Yes	8 total	Elia Act, Harassment	Yes			SF	2004	homeless
1250 Leavenworth Street, Apt. A	5/1/1988	700	700	unknown	Yes		3 Elia Act	Yes	New permanent residence	Pago and Solor Streets In the Height	SF	8/1/2012	role
1668 Page Street	3/15/2010	\$600	\$600		Yes		Elia Act, Owner Move In, Buy Out, Lawsuit	Yes	Staying with friends/family	Bernal, Mission District	SF	8/7/2013	not paying, staying with friends rent-free
2744 Sacramento St, SF, CA 94116	1984	\$978	\$978	no	Yes		1 months rent check, and	Yes	Staying with friends/family	other side of SF	SF	11-Jul	staying with friends
87 Pearl Street	1/1/1990	750	750	n/a	Yes		3 Elia Act, Harassment	Yes			SF	11/23/2004	
87 Pearl Street	1/1/1990	700	700	TIC	Yes		3 Elia Act, Harassment	Yes	Homeless, Staying with friends/family	SF	SF	11/24/2013	
868 Guerrero St	2/15/2011	800	800	1000	No		5 Rent Increase	Yes	New permanent residence	Mission District, San Francisco	SF	3/15/2013	
254 Fifth Avenue	5/4/1987				Don't know		Owner Move In, Harassment	Yes	moved to an apartment on the	outer sunset	SF	2/1/1988	
833A Fibrel St Studio/Garage	11/15/1991	562	562	Don't know	Don't know		Harassment, Rent Increase	Yes	Staying with friends/family	Eureka/Noe Valley	SF	1/1/2008	
206 Eureka	5/1/2000	\$877	\$877		Yes	Studio	Elia Act, Harassment, Buy Out	Yes	Staying with friends/family	hunters point	SF	8/31/2011	
206, between Valencia / Mission	1/1/2012	1900	950		Yes		2 (Unit) "inhabitable unit"	Yes	Sublet or temporary housing	Proterro	SF	2/26/2014	

Relocation to San Francisco

Original Address	Former Rent	Current Rent
666 Post Street	\$900.00	390
1256 6th Ave	560	412
2576 Folsom Street	\$326.60	525
2509 Bryant St	2800	535
128 Coleridge St	850	650
Haight & Ashbury	\$600	\$700
2509 Bryant Street, San Francisco	\$740	700
2509 Bryant Street	740	
552 Capp St	500	750
409 Crestmont Dr	720	772
95 Hancock St	1037	800
430 Cortland	550	815
26th and Diamond, SF	600	825
1647 mcallister st.	790	830
1020 Post Street	550	850
3730 20th st, sf, ca	450	890
59 Walter St. SF	\$275	\$943
354 Douglass Street, SF	1113	975
552 capp st sf ca 94110	490	1125
411A Banks Street	1044.43	1140.72
2283 30th Ave	620	1195
468 8th avenue, SF, CA		
94118 between Geary/anza	1078	1200
559 Teresita Blvd	1080	1200
155 buchanan st	1133	1250
Steiner and Waller	\$600	\$1,300
1054 Fell Street	835	1350
1460A Montgomery St. SF CA 94133	717.5	1400
845 Hyde St.	640	1800
1417 Guerrero St.	550	1600
1235 Oak St #2	1000	1650
2402a Harrison St	635	1675
1672 Great Highway	694	1690
3230 16th Street	850	1700
3230 16th Street	850	1700
607 Shotwell	\$263	\$1,740
969 Dolores St, SF CA	\$808	1750
24th and Rhode Island	1100	1756
3454 18th Street	876	1900
361 Waller Street		1900
Guerrero at 19th Avenue	1400	1900
1085 Capp Street, Mission District, San Francisco, CA	1400	1950
1085 Capp Street, Mission District, San Francisco, CA	1400	1950
25th and Mission	900	2000
139 5th Avenue		2000
22nd avenue and Balboa st on the corner	620	2000
1237-6th Ave.		\$2,200
2327 Taraval St	400	2400
castro at hill	900	2500



Average Pre-Eviction Rent \$872.65
 Average Post-Eviction Rent \$1,586.38

14 Avila St		1250	2500
729 Guerrero Street	466.67		2600
1834 15th Street		\$588	\$2,750
1777 Hayes Street and 401 Upper Terrace		\$875	\$2,900
Halght/Webster		805	2900
1965 48th avenue		1150	3000.
878 Halght Street , SF 94117		\$1,150	\$3,100
2392 Post St		800	3200
1340 Taylor Street, 94108		2920	\$3,750
1174 Pine Street @ Leavenworth		424	free - housesitting
67 Pearl Street, SF CA 94103	175		homeless
1258 Leavenworth Street, Apt. A		700	n/a
			not paying, staying with
1668 Page Street		\$800	friends rent-free
2744 Sacramento St, SF, CA 94116	\$978		staying with friends
67 Pearl Street		750	
67 Pearl Street		700	
1988 Guerrero St		800	
254 Fifth Avenue			
833A Filbert St, Studio/Garage		562	
20th & Eureka		\$877	
20th between Valencia / Mission		950	

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Olson Lee, Director, Mayor's Office of Housing
Carla Johnson, Director, Mayor's Office of Disability
Darlene Wolf, Executive Director, Rent Board
Ben Rosenfield, Controller, Office of the Controller
Carmen Chu, Assessor-Recorder, Office of the Assessor-Recorder
Barbara Garcia, Director, Department of Public Health

FROM: Andrea Ausberry, Clerk, Land Use and Economic Development Committee
Board of Supervisors

DATE: February 19, 2014

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Economic Development Committee has received the following proposed legislation, introduced by Supervisor Campos on February 4, 2014:

File No. 140096

Ordinance amending the Administrative Code, to mitigate adverse impacts of tenant evictions to provide that when residential units are withdrawn from the rental market under the Ellis Act, each relocated tenant is entitled to the greater of the existing rent relocation payment, or the difference between the tenant's current rent and the prevailing rent for a comparable apartment in San Francisco over a two year period.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Eugene Flannery, Mayor's Office of Disability
Monique Zmuda, Office of the Controller
Trish Prashad, Office of the Assessor-Recorder
Colleen Chawla, Department of Public Health

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee.
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative

Sponsor(s):

Campos, Kim, Avalos, Mar

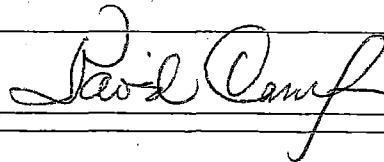
Subject:

Administrative Code - Tenant Relocation Assistance Payment

The text is listed below or attached:

[Empty box for text listing]

Signature of Sponsoring Supervisor:



For Clerk's Use Only:

140096