File No. <u>142296</u>

Committee Item No. _____ Board Item No. _____/7

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____ Board of Supervisors Meeting

Date				
Date	April	15	2014	

Cmte Board

	WOTION
	Resolution
\mathbf{X}	Ordinance
\mathbf{X}	Legislative Digest
	Budget and Legislative Analyst Report
\square	Youth Commission Report
\square	Introduction Form
\square	Department/Agency Cover Letter and/or Report
	MOU
	Grant Information Form
	Grant Budget
	Subcontract Budget
H	Contract/Agreement
	Form 126 – Ethics Commission
	Award Letter
	Application
	Public Correspondence
OTHER	(Use back side if additional space is needed)
	Anended in Board 4/8/14
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0	an An W
	by: Arthur Khoo Date 4/10/14
Completed I	oy:Date

AMENDED IN BOARD 4/8/14

FILE NO. 140096

ORDINANCE NO.

[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evictions to provide that when residential units are withdrawn from the rental market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.
NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in <u>single-underline italics Times New Roman font</u> . Deletions to Codes are in <u>strikethrough italics Times New Roman font</u> . Board amendment additions are in <u>double-underlined Arial font</u> . Board amendment deletions are in <u>strikethrough Arial font</u> . Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.
Be it ordained by the People of the City and County of San Francisco:
Section 1. The Administrative Code is hereby amended by revising Section 37.9A to
read as follows:
SEC. 37.9A. TENANT RIGHTS IN CERTAIN DISPLACEMENTS UNDER SECTION
37.9(a)(13).
This Section 37.9A applies to certain tenant displacements under Section
37.9(a)(13), as specified.
* * * *
Supervisors Campos, Kim, Avalos, and Mar BOARD OF SUPERVISORS

e 1

(e) Relocation Payments to Tenants.

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

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

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

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

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

Supervisors Campos, Kim, Avalos, and Mar BOARD OF SUPERVISORS

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

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

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

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

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

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

(ii) At a hearing for hardship adjustment under Subsection (i), the Board, or its designated Administrative Law Judges, shall consider all relevant factors, including the number of units in the building and any evidence submitted regarding the landlord's age, length of ownership of the building, ownership of any other buildings, income, expenses, other assets, debt, health, and health care costs, except as provided in Subsection (iii).

(iii) At a hearing for hardship adjustment under Subsection (i), the Board, or its designated Administrative Law Judges, shall not consider any of the following types of assets owned by the landlord:

a. Assets held in retirement accounts; and

b. Non-liquid personal property.

The Board, or its designated Administrative Law Judges, may order a reduction, payment plan, or any other relief they determine is justified following a hearing on the request.

(H) Without limiting or otherwise affecting the landlord's right to obtain a hardship adjustment under Subsection 37.9A(e)(3)(G). the landlord may file a written request. on a form provided by the Rent Board, for a hearing with the Rent Board claiming that the San Francisco Rental Payment Differential Schedule established in Subsection 37.9A(e)(3)(E)(ii) does not reasonably reflect the market rental rate for a comparable unit in San Francisco and would result in an overpayment by the landlord ("Rent Differential Recalculation Request").

Supervisors Campos, Kim, Avalos, and Mar BOARD OF SUPERVISORS

The landlord shall include evidence in support of the request. If the Board, or its designated Administrative Law Judges, grant(s) the request in whole or part, they shall order an appropriate adjustment of the payment due from the landlord.

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

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

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

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

Supervisors Campos, Kim, Avalos, and Mar BOARD OF SUPERVISORS Code. The City shall, to the extent required by the preceding sentence, be considered an "agency," as defined by Subdivision (b) of Section 1798.3 of the Civil Code.

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

Memorandum of Notice

Regarding Withdrawal of

Rental Unit From Rent or Lease

This memorandum evidences that the undersigned, as the owner(s) of the property described in Exhibit A attached, has filed a notice, whose contents are certified under penalty of perjury, stating the intent to withdraw from rent or lease all units at said property, pursuant to San Francisco Administrative Code Section 37.9A and the Ellis Act (California Government Code Sections 7060 et seq.).

(Signature)

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

(4) For a notice of intent to withdraw rental units filed with the Rent Board on or after January 1, 2000, the date on which the units are withdrawn from rent or lease for purposes of this Chapter and the Ellis Act is 120 days from the delivery in person or by first-class mail of the Subsection (f)(1) notice of intent to the Rent Board. Except that, if the tenant or lessee is at least 62 years of age or disabled as defined in Government Code § 12955.3,

Supervisors Campos, Kim, Avalos, and Mar BOARD OF SUPERVISORS

and has lived in his or her unit for at least one year prior to the date of delivery to the Rent Board of the Subsection (f)(1) notice of intent to withdraw, then the date of withdrawal of the unit of that tenant or lessee shall be extended to one year after the date of delivery of that notice to the Rent Board, provided that the tenant or lessee gives written notice of his or her entitlement to an extension of the date of withdrawal to the owner within 60 days of the date of delivery to the Rent Board of the Subsection (f)(1) notice of intent to withdraw. In that situation, the following provisions shall apply:

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

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

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

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

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

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

Supervisors Campos, Kim, Avalos, and Mar BOARD OF SUPERVISORS

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

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

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

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

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

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

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

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

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

(i) This Section 37.9A is enacted principally to exercise specific authority provided for by Chapter 12.75 of Division 7 of Title 1 of the California Government Code, originally

Supervisors Campos, Kim, Avalos, and Mar BOARD OF SUPERVISORS enacted by Stats. 1985, Ch. 1509, Section 1 (the Ellis Act, California Government Code Sections 7060 et seq.). In the case of any amendment to Chapter 12.75 or any other provision of State law which amendment is inconsistent with this Section, this Section shall be deemed to be amended to be consistent with State law, and to the extent it cannot be so amended shall be interpreted to be effective as previously adopted to the maximum extent possible.

Section 2. Effective Date and Operative Date.

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

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

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

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

By:

Κ. VARAH Deputy City Attorney

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Supervisors Campos, Kim, Avalos, and Mar BOARD OF SUPERVISORS

Page 9

LEGISLATIVE DIGEST

(4/8/2014, Amended in Board)

[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. In a hardship hearing, the Rent Board or its Administrative Law Judges could consider a number of factors but could not consider a landlord's non-liquid personal property or assets held in retirement accounts.

Supervisors Campos, Kim, Avalos, and Mar BOARD OF SUPERVISORS

Page 1 4/9/2014

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 Legislative Digest reflects amendments made by the Land Use Committee on March 17, 2014 and by the Board of Supervisors on April 8, 2014 to allow landlords to apply for a undue financial hardship adjustment or rental relocation payment recalculation and to guide the Rent Board's consideration of hardship adjustment requests.

Supervisors Campos, Kim, Avalos, and Mar BOARD OF SUPERVISORS

Page 2 4/9/2014

17-16

Survey Results inti-Eviction Mapping Project 3/16/14

	Address	2. When did you move into this residence?	4a. Whal was your Individual monthly rant?	Monthly Rent Edited	5. If you have already moved out, what is the new rent is in your former home?	8. is/was your home subject to rent control?	9, How m≞ny - bedroome were/are -in your unit?	10. Which tactics warelars being used to force you to leave your home?	moved?	, 13. Please describe your current living situation. Housesitling but moat of my belongings are	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 @ Leevenworth	6/1/2011	424	. 424	l.	Yes	originally 1, but turned into 2 by Alice	Harassment	Yae	still in my berm @ 1174 pine st	1568 lassile in bayview	SF	12/31/2012 (rae - houseelling	
,	666 Post Street	1969	\$900.00	\$900.00	\$4500,00/monih Unknown, owner	Yes	: 1 mester, 1 with pocket doore.	Ellis Act, Owner Move I In Owner already lived 'above me, cialms	Yes	New permanent 'residence	1 <mark>,420 Berry Sireet</mark>	SF		10% of : ;1300,00/month	
	878 Helght Street , SF 94117	8/15/2007	\$1,150	0 \$1,150	claims will have	Yes	Technically 1 bedroom.	needs my fial for 85	Yes	New permanent residence	5039 California 'Strael, SF 94118	SF	9/15/2013	\$3,100	
	989 Dolores SI, SF CA	2010			3"	Yes	• • • •	discovered our	Yes	New permanent residence	Alamo Square	SF	10/1/2012 -	1760	
:	1020 Post Street	8/1/2004	. 65(0 55	. 860	Yes		1 Harassment	Yes	Sublet or temporary housing	i 144 Highland Avə I	SF	i 12/14/2010	850	· .
	1872 Great Highway	7/1/1980	89 i	4 89	4' 1670	'Yes 		;Owner Move In, 2 Harasement, Lewsult Did not accept a three monthe rent check.		New permanent residence	Parkmarced	SF	2/1/2010	1890	
	2744 Secremento St, SF, CA 94115	. 1984	\$078 }	\$978 .	no .	Yes	· · · ·	and then said i did 1 not pay my rent. Also	· · ·	Slaying with friends/family	other alde of SF	SF	11-Jul	- 0 1	
	1668 Page Street	3/15/2010). \$60 ,		ر ٥	Yes		Ellis Act, Owner Move 4 In, Buy Out, Lewsult		'Slaying with friands/family	Bernal, Mission District	SF		not paying, staying with friends rent-free	5
	67 Peerl Street	1/1/1990	.76	30 75	0 n/a	Yes	•	3'Ellis Act, Heressment	Yes .	Homeless, Slaying	• • •	'SF	11/23/2004		28
	67 Pearl Streel	1/1/1990)' 70	DO 70	0 TIC Yes, I have moved, No, do not know the new rete. The	Yes	landlord seemed to be use was a zoning loophole of sorts.	3 [°] Ellis Act, Harassment So the tactic that our landlord seemed to be use was a zoning		with friends/family	SF ¹ 16th and Church, *more bougle than my	;8F	11/24/2013	· · · ·	
	2509 Bryani Sireel	2011	12,000	•	building is still empty.	Yes	About three years as	o loophole of sorts.	Yes	housing	last place :p	SF	15-Dec-12	ebout 740/month	
	1237-8ih Ave.	. 6/1/1984	4		no longer rentat	Yes		2 Buy Out	Yes	New permanent residence	within San Francisco	SF	7/15/2008	\$2,200	
	: 2392 Post St -	9/1/2008	5 80	00 ar	, 00.	Yes	•	Owner Move In	Yes	New permanent residence	, 1939 Turk SI, San Francisco	8F	12/10/2007	3200	• .
	1965 48th evenue	2/21/201	1 11	50 11	50 ?	№ 0		3 Rent Increase	'Yes	New permanant residence	2248 31st ave sf 94118	SF	6/21/2013	3000	
	25th and Mission	4/15/200	5 900 2450/mo + 1000/ma	900	аррх, 1900	No		2 Owner Move In child was lead poisoned from paint n on house, dph forced	Yaş	New permanent residence Sublet or temporary	Dolores Park w friends at york and 21st, now at 80 crescent ave 94110,		4/15/2007 july 1 2012, sept 1 2012, oct 1 2012, moving agein june 1	2000	
	94110	1/1/2007	for Inlaw	490	emply property	Yes	+ 1 bdrm inlew	landlord to abate,	Yes	New permanent	moving to staples av		2013	1125 \$525 at Shotwell, \$1740 currently at	,
	2576 Folsom Street	8/10/199	2 \$328.	.60 \$326.	80 \$1550 (2005), \$174 (now) total for two	Yes ·	•	3 Owner Move In	Yes	realdence New permanent	607 Shotwell	SF	8 /1/2004	2887 Folsom.	
	607 Shotwell	8/1/200	14 \$2	263 \$2	(now) total lot two 63 _p eople	Yas		2 Ellis Aci	Yes	residence New permanent	2887 Folsom, SF, C.	ASF	6/1/2005	i · \$1,740	
•	845 Hyde Si,	8/1/201	io a	340 6	i40 2100-2400 .	Yas		1 Lawsuli	Yes	New permanant rasidance	tenderloin	SF .	9/18/2013	1800	
•		• .													· • .
								-		•	20				

•							• •			· ·		. '	
						· .	•	New permanent	: Mission Diatrict, San				•
968 Guerrero St	2/16/2011	800	800	1000 No		5 Rent Increase	Yee	residence	Francisco	SF i		3/15/2013	ı
Steiner and Weller	6/1/2001	\$600	\$800	\$1,300 Yes	3 to 4	Owner Move In	Yes	New permanent residence moved to an	27th near Dolorea	SF ,		8/1/2003	\$1,300
254 Fifih Avenue	5/4/1987 _.			Don'l know	•	Owner Move In, Harasemeni -	Yea	apartment on the edge of the city, and then moved in with	jouler sunset	SF .		2/1/1998	
2283 30lh Ava	8/1/2008	620	820.	4405 No	· .	Owner Move In, Rent 4 Increase	Yes	New permanent residence	Tenderioin, Lerkin Street	SF		8/1/2013	1196;
409 Crastmont Dr	1/4/2002	720	720 Il is baing sold	·Yas	•	3 Haraasmeni, Lawauli	Yes	New permanent residence	Page and Broderick	SF .	. * .	12/8/2012	772.
1085 Capp Siresi, Mission District, San Francisco, CA	9/25/2004	1400	1400	2800 No		Harasameni, Reni 1 Increase	Yes	New permanent residence	'Bernel Heighle, San Francisco	'SF	· .	0/29/2012	1950
		•	1					•	·, ···			i	
castro at hill	3/1/2011	900	ll was condoize 900 sold '	ad & Yes		2 Buy Out	Yes	New permanent residence	central and waller	SF	· · · ·	3/1/2011	2500
729 Guerrero Street	1988-1400 m	ionthly 488.87	· · · ·	Yes		3 Harassment, Buy Out Harassment with	Yes	New permanent residence	1065 Hempshire	SF	, 7-Jun	. 4	2800
2509 Bryant Street, San Francisco	12/1/2009	\$3,700	\$740.	No		`unlawful/iliegal eviction tawsuits, 5`pitting leaseholders	Yes	: New permanent residence	24th and Balmy Alley	SF	12-Ocl	\$2100 for 3 ;	people
1417 Guerrero St.	6/3/1992. [550	550	4656 Yes		4 Ellis Act	Yes	New permenent _I residence	Dolores and 24th St.	SF		6/1/2001	1800
3230 16lh Sirset	12/1/2008	850	850	Don'l know	: :	3 Ellis Aci, Buy Out	Yea	New permanent residence	San Francisco	SF	 	was 1700/m 4/1/2008 the lime	onth et
1256 Leevenworth Sinsel, Apt. A	5/1/1998	700	700 unknown	Yes		3 ¹ Ellis Acl	Yes	New permanent residence	Page and Baker Streets in the Halght	SF ,	•	8/1/2012 n/e	•
l -1460A Monigomery -Si, SF CA 04133	7/12/2013	717.5	717.5	1400 Yes	;	l 'Haressmeni, Buy Oul 1 Capital Improvements	l. s Yes	Sublet or temporary housing	i .35 Nos Strasi. San Francisco, CA 94114	SF	• • •	7/1/2013 1400/monlh	
354 Douglass Street, ISF	4/15/1989	1113	1113 OMI-	Yes	- ,	Owner Move In, Buy 1 ¹ Out ∵	Үөз	New permanent residence	i743 Polk St, SF (Tenderioln)	SF		3/25/2012	. 975
-3454 18lh Street	9/1/1981	876	876 turned into TIC	C's Yes		3 Ellis Act	. Yes	New permanent residence	12th and Folsom, S.I	f. 8f		8/1/2006	1900
833A Filbert St, Sludio/Garage	11/15/1981	562	582 Don'i know	Don'i know		Owner Move in, Harasement, Rent O Increase	Yss	Slaying with friends/femily	Eureka/Noe Valley	SF .	·	1/1/2008	
3730 20th st, st, ca	8/1/2002	1800	450 No, ALOT pro	babiy Yes		4 Owner Move In Owner Move In,	Yes	Sublet or temporary housing residence , with	Glen park	SF	12-8ep		890
430 Cortland	4/1/1992*	550	660	Yes		Threat of putling house up for sale 3 after we moved back	(Yes	roommale, renied "2nd space for office who was already	72 Germanie Streel	SF		\$815 month 3/1/2006 office \$465	iy with the monthly
361 Waller Street	1999	1400		Yes		"Getting out of the 3 rental market"	Үөз	New permanent realdence	Capp & 19th	SF		2003	1900
1647 mcalilater st.	10/1/2009	790	790	2250 Yes		1 Harassment, Lewsul	l Yes	New permanent residence	857 divisadoro si.	SF .		10/1/2013	630

									Ellis Aci, Buy Oui, Served Ellis Aci						
•									papers, then offered	•	1 year lease at rent l				
	1834 15th Street		8/8/1995	\$2,350	\$588'	\$2,75	0 Yes		4 buyout	Yas	can not afford	159 Dolores Street S	F.	5/31/2013	\$2,750
									•	• •			· .		•
	1777 Hayes Streat								Ourses Maria la		Neuroemenet				
	and 401 Upper		9/4/1095	\$1,750	\$875	\$2,90	0 Var		Owner Move In, 2 Herassment	Үвэ	New permanani residence	Bush and Laguna S	9F	6/1/2010	\$2,900
	Terrace	•	9/4/1005	φ1,700	4010	42,60	0 102		z jądosmeni	100	100100100	Dool and Edgenia			
											(
			1					True 2 badroom	Owner Move In, Buy			50 Goldan Gala Ave.,	RF	10/23/1996	\$943
	59 Walter St. SF		4/1/1997	\$275	\$275	TIC owner paid \$275	k Yes	converted to 4 BR	Oul	Yes .	residence	SF S	ar	10/23/1996	
	•						:				1				
			•				· .	•	termination of		'New permanent				•
	2509 Bryant St	2/1/2012	700/week	2800		no	No			Yas ,	residence .	2027 36lh Ave	SF ,	Jan. 30 2013	535.
							'		lllegal unit. They		•	`			
	•		1						bought the house and hired the law firm		,	223 Missouri Streat,			· · · · · · · · · · · · · · · · · · ·
	411A Banks Street	4	12/1/2004	1044.43 1	1044.43	1140.7	2 Yes	4		Yas		San Francisco, CA	SF	6/1/2008	1140.72 ₁
	•	,											. *		1
		•									1	Granville and			
	26th and Diamond, SF	1	2003 600 per pers	n /manih	ł	off rentel market	ⁱ No		5 Rent Increase	Yes	'New permanent tresidence		SF	11-Jun 825	,
		4	Tope and bet hate			on terna manter							4 .		•• •
				,				•			i	•			
	24th and Rhoda						1				New permanent	•		,	(750
	Island	12/1/2010	1,100 Month	ly 1100			,Yes	Studio	Harassment, Buy Out	Yaş	residence	Duboce and Sanchez	SF , .	12-May	1756
		•	;			now, but it was about	1 ·				1			· .	· · · · ·
	Guarraro al 19lh					triple after we were forced out		19	Owner Move In, Buy		New permenent	1			
	Avenue		1991' 1400 month	y 1400		(Involuntary owner .	Don'l know		Out	Yes	residence	, mission district	9F	2008	1900
			· · · ·	· ·		el de la del		·	· ··	i'			,		1
	67 Deed Olivert OC	•								•					· .
	67 Pearl Street, SF CA 94103		1990 1400/mo	:176		• .	Yes	B total	Ellis Aci, Harassmeni	Yes	Homeless	1 H H H H H H	6F	. 2004	0.
												1 A			
			,			:					•			•	
	20ih &Eureka		5/1/2000	\$877	\$677		M	Dive No.	Eille Act, Harassment,		Staying with	humbur antat	SF	8/31/2011	
	2011 AEUrexa		6/1/2000	90//	2811		Yes	Studio	Buy Out	Yas	friends/family	huntere point	ъг 	M31/2011	
	468 8th avenue, SF,			• • •		•				i			•	4	•
	CA 94118 belween										New permenent	118A chanery street;			
	Geery/enze		7/1/2003	1078	1078	12	00 Yes		2 Owner Move In	Yes	residence	'SF, ca 94131	SF , .	7/1/2013	1200
	•			: .						•					
				,							New permanent	· .			
	1054 Fell Steel		1/1/2010	835	835	l	Yes	·	3 Eilis Acl	.Yes	realdence	241 Nos Streat	SF	10/1/2013	1350
	: ·	-				;				•				:	
	1340 Taylor Street,		•	· •			1				New permenent	, 1046 Pacific Avenue,		:	
	94108		10/28/2011	2920	2920	43	395 Yas		1.Buy Oul, Lawsult	Yes	residence		SF	3/15/2013	\$3,750
				·				•		· ·			,	•	
							:			1	·	·	-	1	
	ι .139 δίh Avenue		3/1/1091				Yes		1 Ellis Act	Yes	New permanent residence	24th Avenue @ Clement	8F	8/15/2013 200	ò
	, too but Atomab			· ·					1 6110 701		, insidence	Clonion		m terzola 200	• ·
	1											1			
				0780							New permanent			. 11/1/1999 250	•
	14 Avila St		0/1/1099	. 2500	1260) 3:	500 Yes		2 Owner Move In	Yes	residence	Lucerne Alley, SOMA	8 F :	11/1/1969 200	U
			•							•		•			
											New permanent	South Slope Bernel			
	Helghl/Webster		10/15/2005	805	80	55	Yes		1.5 Buy Out	Yes	residence	helghte .	8F .	7/1/2013	2900
								•							•
								•	Ellis Act, Owner Mov	6	Sublet or temporary				
	2327 Tereval St		7/1/1988	1200	40	0 unknown	Yes		3 In	Yes	housing	Fillmore	SF	7/1/2004	2400
									Eills Act, Owner Mov						
	22nd avenue and								In Haressment						
	Balbos st on the	;				,			Lawsuit, relative		New permanent				
	corner	•	6/1/1995	1240	82	0 don'i know	Yes	•	2 owner move-in	Yes	residence	sunset district	SF		2000
											Steying with				
	95 Hancock St		5/15/2008	1037	103	7 n/a	Yes		3 Selling unit	Yes	friends/femily	Inner Richmond	aF	9/26/2013	800
						,					New newscor				
	3230 16th Street		12/1/2006	850	85	0	Don'i know		3 Elils Act, Buy Out	Yes	New permanent residence	San Francisco	6F	4/1/2008 170	
	5255 100) 50880		14/1/2000	000	00	~	DOLL VION		- Engrand, buy out	, 64	1001001100				

		•													
			•							•			•		
1085 Capp Street, Mission District, San			·			Harassment, Rent			New permanent	Bernel Helghts, San					. :
rancisco, CA	9/25/2004	1400	1400'	2800 No			Yee		residence	Francisco	8F		9/29/2012	· . ·	1950
									'New permanent						
Jal-bi e A-bi					•	Eille Act, Owner Move			residence , house						
alghi & Ashbury	3/1/1000	\$600	\$800	Dan'i know	1	4 in non payment of rent	Yes		shere	'Bernal Heights	SF		12/31/1999		\$700
•						over unfair late fees									í
402a Harrison St	1/1/2007	635	635 Still unrented	Yaa		we had never been 4 nollfied of	Yes	•	New permanani residence	279 Ocean Ava	8F		5/1/2013	1675	
	,					•		•			•				i
	i .			•		,			New permanent	1285 Guerraro St #3					!
1235 Oak St #2	1/1/2006	1000	1000	1600	•.	1 Ellis Aci, Buy Oul	Yas			SF	SF		2/1/2008		1850
	1				•					;					
			•			Eills Act, Harasamani,	•		Sublet or temporary	¦					1
28 Coleridge St	1/1/2003	850	850 .	Yes		2 Buy Out	Yas		housing	18 and Guerreo	SF	· ·	10/1/2012	· .	560
1						Harassment, coming	· ·		Living as a guest						1
59 Teresile Blvd	1/1/2001	1080	1080	1200 Yes	: In law sludio	Into my unit without	Yes		ladger in foreclosed home	Glen Park	SF	:	3/1/2010		1200
N. 5 101									mans apartment; a		i i			· ·	
	;				•	Ellis Acl, Harassmenl,	:		mutual friend Introduced us and			,			
258 6th Ave	6/1/1970	560	560	Yas	:		:Yas			: 1604 Irving St Apt 1	!6F		9/1/2008		412
	i			: -	;	+		• •		: .	, , ,			· -	1
· · · · ·				t	ł	· · ·			Sublet or temporary housing , New	•		;		} -	1
52 Capp St	7/1/2012	600°	500 unoccupied	Yes		8, Ellis Act, Buy Out	Yes		permanent residence	2754 Harrison St	SF		1/1/2013		750
i		;	• •		ł	•			4	1		;			i
(CC)						· · · · ·	• ·		New permanent		•	•			
155 buchanan si .	7/1/2011	1133	1133	1250 Yes	· · ·	3 Owner Move In	Yes		residence	1 29th et	SF	• • •	7/31/2013		1250
Olh belween	4 A A				•				1		•				:
/sisncia / Mission	1/1/2012	1900.	. 950	Yes	•	.(Un?) "inheblieble 2 unli"	Yes		1Sublet or temporary 'housing	Protraro	SF		2/26/2014		
	••	-			1	year-long lease was						,-		•	
El Carrilo, CA; San Pablo and Schmidl	i	•	i i	:	÷	close to renewal time and we were not	•		Steying with	Santa Cruz, CA; .Soquel and				Free (living will	h .;
n, 3/1/2013	\$1,BOO	\$900	1	2,138 Don't know	· _	2 Interested in signing	Yea		friends/family	Hagamann Ava.	i · _	Me	rch 2nd, 2013	family)	÷
1	:			;	3	:	ł		Staying with	l.		1			
	10/8/2013	640	640 don'i have one y	/el 'Yes		2 Buy Out	'Yes		friends/femily , traveling some		1.		10/6/2013		
1.5		.040	and additional and		· · · ·	, Luy Out	100	••••••	and and a state			• • •	10/0/2010	••	.:
	!				•	Rent Increase,	•		i 'New permanent	•	:				
Halght and Masonic	1995 733	733	: No	Yes	,		Yes		residence	NA	i	NA			\$900
΄,		• .		•		Harassment, When I	1					· ·			
				· ·	1	sought to move in my partner and our child,			Sleying with						
24th St. and Capp	1986 1,266/mo,	1288		Yes		2 the landiord said they	Yes		friends/family	'Berkeley		10-	Aug		
			,		:	•									
1059 Leavenworth St.	9/15/2002	\$1,015		\$2,400 Yes	0 Studio	'Harassmeni, Buy Out	Von		New permanent residence	Berkeley			8/1/2012		1400
icob Eczavariatorial Ci.	,	41,010	41,010	P2,400 183	0 attidio	Harassment, Our	103		1001001100	Dalknay		•	0/112011		•••••
•						eperiment had been rent-controlled for 7			New permanent		•	•			
larrison/Precila	2009	\$2,100	\$2,100	Yes		years and been a	Yes		residence	•oskland	· ·		2011		
			· ·			Foreclosure, An			•			•			
38lh at and Shafter,						illegal eviction notice (lilegai bo of just			New permanent						
Oakland	2006 1800/mo	1800		Yas		cause) was posted for	r Yes		residence	58th and Shattuck		9-/	Apr		676
				•		senior forced out of apartment of 23 years			rasidanca , found an affordable home to						
				•		In The Castro district			rent in a remole						
Senchez Street	1999	1200	1200	Yas		2 under the Ellis Act. were part of a multi-	Yes		location	Guerneville		10	/31/2012		950
	\$3885/mor	nih for the			•••	were part of a multi- unit art collective. The	•								
2509 Bryant St.San Francisco, CA 94110	unii, \$800/	month for 800		Van	· · · ·	landlord successfully			New permanent	1768 8th St, Oakland CA 94607	•	44	/1/2012	\$676/month fo room	r my
	2005 my room	800		Yea		5 evicted the rest of our	105		residence	OV BHOOL		11		13011	
1701 Turk St	7/1/2007	650	unknown, likely 660 \$2000+	Yes		. 1 Buy Oul	Yee		New permenent residence	Oskiand in 2009, nov LA	v		8/10/2011	1100 lotal for	1 brm
	.,	000	000 9 2000+	103		, i duy out	100		199/09/109	<u>.</u>			-,,.,,		

(
								•				
										,		
•	:		(;
3380 22nd SI.	8/1/1995	\$325	\$325'?	Yes	· ·	4 Owner Move In	Yes	Section 8 Public Housing Apartment	HELL, Orange County, CA	e e	9/16/1997	\$178
	•	•	• •	· ··		Rent Increase, neglect for rolling	1			k		
442 guerrero et	2009	1600	900	4000 Yes		wall, broken windows 2 etc	s, Yes	New permanent •rasidence	oakland	12-Sep	·	600
442 9000 ar	2000	1000,		4000 [65		2 010	103 .	109100100	OENIATIQ	1 12-00p		000
								New permenent		1		
215 Guerrero St	7/31/1090	600	500 i don'i know i	w Yas		2 Harassment, Buy Out	L Yes	residence	New York City	; · .	0/31/2008	2100
.1219 Fiorida Sireel, San Francisco, CA	• • • • • •							Sublet or temporary	, Dowalitown,		1	
94110	2004 1650 per m	nonih 818		Yes		3 Buy Oul	Yes .	housing	Tennesee	-9-Jun	200 a month	
					•	,	:			· · ·		
harrison/Precita	1		· .			Owner Move In. Haressmeni	Yes			- 1	; .	
:						•				· ·	r	
21st and Bryant	2010	2775	693.75	3600 No		Owner Move In, Ren 4 Increase	Vee	New permanent residence	oskiand		:	1100
			}	0000 110	•	the new owners were	a	i	UANNIN			
				÷ .		buying the entire house including and	1			:	1 - 1 1 - 1	
74 Prospaci	1007	400	400	1800 Don'i know	siudio	using all including the we first moved in it	.e.∛Yes I			,	!	
*	· · ·				Raw Lofts, not fan	waa \$1795. Then Il		We live in a camper	, I bought a camper		ì	
801 Minnesota St	2009	2160	2160	2700 No	oves	\$1895. Next year	Yes	where ever we can park it.	with my pariner.	12-Aug	1	
	i l					was being releed by at least \$1000. It's		friends/family , New permenent				
fillmore and hayes	2010	2000	2000	3000 Yes		probably being renie	ed ; 'Yes	residence, Steving with friends/family,	: 'Easl Bay	12-Ocl	.1000/spili betw two people its	/een perfac
1.164	· ·			•• •		, iet mote.		:	· ·· ·		olhar place bai	s at the
2709 College Avenue	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4300	ovar 7000, 614 why we m			7.D-+ loorange	1	New permanent			their proposed	62%
-2/09 College Avenue	1 2/1/2003	4300	614 whywa mo	ovad No		7 Rent Increase	Yes	residence		.7/31/2008	Increase	
	. (1	•	¹ Harassment, Rent "Increase, Lawsult,		New permanent	i			
Sanchez and Duboc	e 2012 [°] \$1875/mor	onthly 837,5		Yes	•	2 Broken contracts	Yaa	residence	oekland	· · ·		\$1,70
				· · · · · ·		i e	•	r ,			4	
180 Cortland Ava	2003 or 2004	1200	600	Yes	÷	2 Ellis Aol	Yes		I have moved several "limes since then	-B-Dec		
			: '			Landlord st us knov thet she would	N .	i		•		
Mullen & Franconia		3800	1208.66 the home	was sold [;] No		increase the rent 3 prohibitively if we	Yes	New permanent residence	Menio Park	2/28/2013		200
849 M	у		- -	•	1 <i>4</i>		•			• •	_	
12501 + 2509 Bryant SI, San Francisco	j don't kno 2011 ll was e co	ow iolai reni - oliective	·	·No		Harassment, Lawau	ult, Yes	New permanent residence	oskland	13-Feb		\$60
1		1000140		190		ja irse iong every	169	189100100	υαχιατισ	}		4 -4.
Mariposa Street and	1					:		Slaying with		•		
Mississippi Street	2011 \$1750/mo	onth 1750		a No .	. '	Rent Increase	Yes	friands/family	Berlin, Germany	4/1/2013		\$1,0
3220 Gaary Blvd.						Harassmanl, "nolice	.a"					
#306	8/1/2012	1100	1100	1575 Don'i know		2 for aviction	Yas					
•						Constant la De		Constant and the				
1360a Hampshire S	SL. 5/1/2009	\$600	\$600	Yes		Owner Move In, Bu 3 Out, Foreclosure	ly Yes	Staying with friende/family				
	•											
2824 21sl Sirest	5/1/2010	850	it is not or 850 the new o	coupled by . owners, Yes		3 Owner Move In	Yes	New permenent residence	Slockholm, Sweden -	· •	2/21/2012	6
2024 2151 30851	8/1/2010	900	Son Ille Herrio	Whers, itsa		3 OWNSI MOVE IN	Y85	788)06rtos	I left the Bay entirely	1	2/21/2012	
						primary leaseholde	ar	New permanent		•		
22nd and elabama	8/1/2007 \$400/mor	nth 300		\$3,800 Yes		4 movad	Yas	eoneblaer	guerneville	÷	8/1/2007	\$1,3
						•				1	•	
1137 Treat Ave	11/1/1097	350	350	2000 Yas	• • •	3 Owner Move In	Yes	New permenent residence	2411 Wallace St, Oakland, CA 94609		10/1/2000	2
They from the									• •			
The post of							· .					
									,			

•								• •				:	
	3832 26th St	10/1/2003	875	875	Yes		1 Buy Out	'Yes	New permanent residence residence , i had to	Oakland	÷	10/1/2012	1000
	43rd ave & geary	1/1/1993	\$835	\$835 do not know	Yes	.•	Buy Out	Yes	move out of the city because I cound not afford the current	A rural area in Close to Sacramenic where the rent is affordable,		3/1/2013	, \$800
	2072 and 2074 21sl street				Yes	· .	Ellis Act, Owner Move In, Buy Out	Yes	-		· · ·		
	3380 22nd St.	8/1/1995;	\$350,	11's a condo just sold \$350 for over \$000,000			4 Owner Move In	Yes	public housing	couch surfed in Southern California		9/1/1097 450	•
•	Oak / Laguna, SF	1/1/1083	í . 800' ·) Yes			∵Yes	Sublet or temporary housing	84th / Balboa		2/1/2014 ²	1000
	2402 a Harrison Streel, San Francisco, CA	2007 2400	2400	Will be forced out 4/29	Yes		Increase, Lewauk, Lack of melnienance, deceptive late fee Ipractices, attempted				· · ·	-	
	793 San Joss Ave @ 30ih, SF, 94110	8/1/2011	585	·	Yes	· ·	l Owner Move (n, Buy 1 Oul	No		,	:		-
	100 Edgewood Avenus, apl B (home wilh 2 Inlay unlis - B and C)	1/1/2003	2000.	Apt is being taken off 1000 the market	Yes	· •	Ellis Act, No notice proved yet, Verbel 2 advise on 11/9/3	No	•			:	
	27 Ceves Street	3/1/2011	1300	1300	Don't know		i waan'i working starling in 2008 for 8- 9 months (bacause i 3 had surgery)	1					
	3009 Mission Siresi, #204	8/3/2012	1450	1450 no	No		1 Harassmant	No				·.	
	9408 lamont claveland ohio 44108	6/11/2000	260	250 none	Na	<i>i</i> : :	1 Foreclosure	No	; ; ,			\$ =	787
	B3 McAllisier # 107	1/1/2007	1400	1400	? No	•	Harasamant, verbal, email, no OMI (filed yet but he claims to move in	, Να	;		• ,		
	11701 20lh Avenue	11/1/2012	4500	1126	'. Yes		4 Owner Move In	No	, ,	•			
	1985 48th avenue si, ca 94118	2/15/2011	\$1,160	\$1,150	No	•	3 Reni Increase	No	2				•
	685 connecticut	0/12/1991	1265	1286	; Yes		uncashed checks, deny receipt of maile checks or dropped of 2 checks, blocking	d lí No		,	ţ		•
	520 Shrader Streat #7	2/1/1981	\$350	\$350	Yes	ı	2 Lewsult Rent Increase,	No			.•		
	2527 24lh Sireel	10/10/2010	\$825	\$825	Yes		Threatened to evict us on bogus charge 2 of breach of lease.	No	•			•	
	190 Emmel SF CA 94110 (North Bernei Helghts)	1/1/1999	560	5 6 0	Yes		2	No	•				
	MoAilister and Central, Sen Francisco	1994	1568	1658	Yes		Harassment, lack of 3 repairs landiord has done	No	•				
	Central Ave, & Halght St.	1996 1759.00 mont	lhiy 1769		Yee	2	nolhing sbout anothe tenant who has had 3 violent outbreaks ove	er . er No					-
						•							•
													: . 4
							1998 - -						

	·820 Anderson Street	12/1/2008.	\$850	\$850 at least \$3600) No		3 Rent Increase	No			
	1554 Howard Street. San Francisco, CA	`.		•			• •				
	94103 (Villa Soma)	· 3/1/2013′;	220/week (880?) 8	30	No .	single room	Harassment	No	V.		
	1070 Florida St. SF CA 94110	9/1/2012	606	800-	Don'l know		Owner Move In, Buy 2 Out	No			
	617 Carolina St	10/16/2009	1500	1500	Yes		Owner Move In, Haressment, Rent 2 Increase	No			1
	2882-2898 1/2 23rd Street, LLC	1/1/2000;	;		Yes					•.	
				• • •	· · · ·		3 Ellis Aci	No		, ,	I
	2386 30th Avenue	2/15/2003	4000,	2000 not yet moved	lout Yes		2 Owner Move In	No	• • •	; .	
•	121 Precita Ave	1/1/1998	522	522 1	Yes	·	2 Owner Move In	No	•• ••	1	' L
	2522 Ociavia Street #3 SF CA 94123	1/1/2011,	. 1850	1850	No		Owner Move in, Rent 1 Increase	No			
	1460 Monigomery Street	2/1/2003	\$722	\$722	\$1,400 Yes		Harassment, Rent Increase, Buy Out, 1 Capital Improvements	No		· · · · ·	i I
	Church and Dorland	1998	1630	1830-N/A	Yes	• " • .	fell very unsafe and to say I have been deprived of peaceful enjoyment of the	No			
	folsom et cesar chavez	1008	700/room/month 7	1	м на р		building and it was converted into 2 Condos, A home that		•		
	2979 21si Sirasi @	1	700/room/month 7	00 sold	No		6 fil 12 people, 2	No	• •	'** 	· · ·
	Folsom										1
		1/1/2008	. 800:	. 600	Yes	··•	δ Owner Move In	No.		· ·	, -
	873 paralla avenue	1/1/2008	1300.	1300	'Yes No	•	5 Owner Move In 3 Owner Move In	.No .No	· · ·		, - , -
	630 Connectiout					· · ·			••••••		
	630 Connectiout	6/1/2011 12/1/2009	1300,	1300	No		3 Owner Move In ¹ Rent Increase, 3 Lawsull 2 Owner Move In	.No	•		
	830 Connectious Street 1 1964 Lucky Street, San	5/1/2011 12/1/2009	1300. 3000	1300	10 No 4800 No		3 Owner Move in Rent increase, 3 Lawsuth 2 Owner Move in tenant is not paying bills in my name, wont accept my rent.	No No	•••		
	830 Conneolloui Streel 104 Lucky Street, San Francisco, CA 94110 2419 Mission Street	6/1/2011 12/1/2009 1987 5/1/2006	1300, 3000 \$800 323,23	1300 1000 \$800 323.23	No 4800 No Yes	••• • •	3 Owner Move in Rent increase, 3 Lawsutt 2 Owner Move in tenant is not paying bills in my name, wont accept my rent, 5 keeps on harassing	.No No	••••••		
	630 Connectiout Street 164 Lucky Street, San Francisco, CA 94110 2419 Mission Street 49 Potomac Street	6/1/2011 12/1/2009 1987	1300, 3000 \$800	1300 1000 \$800	: No 4800 Na Yes	4-Mar	 3 Owner Move In Rent Increase, 3 Lawsult 2 Owner Move In tenant is not paying bills in my name, won't accept my rent, 5 keeps on haraseing strongly worded verbel 	No No	· · · · · · · · · · · · · · · · · · ·		
	830 Conneolloui Streel 104 Lucky Street, San Francisco, CA 94110 2419 Mission Street	6/1/2011 12/1/2009 1987 5/1/2006	1300, 3000 \$800 323,23	1300 1000 \$800 323.23	No 4800 No Yes	4-Mar	 3 Owner Move In Rent Increase, 3 Lawsuft 2 Owner Move In Isnant Is not paying bills In my name, won't accept my rent, 5 Keeps on harassing strongly worded verbal Owner Move In, Buy 2 Out "Fraudulent completed 	Na Na No No	· · · · · · · · · · · · · · · · · · ·		
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Camp at 16th St	3/1/2007	600	800	M	1 1 1	Heressment, Rent Increase, Eviction
1274 Hempshire	•			Yes		5 Altempt in court
Street .	8/1/1904(_.	1200	800	Yes		2 Ellis Act, Buy Out
Guerrero/ 22nd	8/28/1995	\$650	\$050	Yes		'Ellis Aci, Harassmer 4 Buy Oul
2355 Bryant Street	1/1/2005	738,	736	'Yes		3 Owner Move in
Garileid	8/1/2012-	3100	-	No	•	2 Owner Move In
2130 27th Avenue @ Quintere Street	1/1/1990		333.83	Yes		3 Rent Increase
243 San Jose Ave	2/1/2003	700	.		:	
	1112003	700		Yes		4 Ellis Act
1252 York st	1/28/2008	\$780	\$780 Don'l know	·Yas	i 1 bedmom	Owner Mova In, Harasament
harkness-bruesels sireet	4/1/2007	1143	1143 [:]	Yes		1 Owner Move In
4120 Fullon Street #4 94121	6/1/2013	1250	1250	Don'l know		Neighbor noise complaint egainel by 1 'noise
Taraval and 17th Ave	1/1/1093	740	740	Don'i know	:	2 Selling Property
1	1			1 1		Ellis Aci, Owner Mov
3006 cesar chavez		. 650	650	Yes		2 in
i 1835 Cole Street	2250/mc 4/26/2013 ept	nih for whole 2250		l _{Yes}	·	1,Buy Oul
1793 San Jose Ave @ .30th, SF, 04110	8/1/2011	505	585	Yes	•	Owner Move in, Buy 1 Out
.2380 301h Avenue	2/15/2003	4000	2000 not yst moved out	Yes		2 Owner Move In
1080 South Van Nasa	1/1/2007`	800	800	Үав		Owner Move In, Buy 4 Out
` 1266 Hampshire sireet	Å/1/1974	350	350	Yas	iwo	Ellis Act
1080 South Van Ness	1/1/2007	800	800 .	Yes		Owner Move In, Buy 4 Out
150 Downey St #5	1/1/1990	480	480	Yes		1 Ellis Act, Buy Out
1049 Markel St	1/1/2012	1000	1000	Yes		Harassmeni, See 1 below

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Harassment, Rent									•
Increase, Eviction						•			
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Owner Move In, Buy 4 Out	No			•					
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Owner Move In, Buy	N-								
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1 Ellis Act, Buy Out	No								
Harassment, See									
1 below	No								

No

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	632 Guerrero SI	1/1/1082	828	626		Yes	
	670 Capp St	9/1/2003	1207,42	1207		: Yas	• •
	801 Jones Sl	10/1/2009	790	790		No	-
•	255 Dolores si, si 94103	1/1/1078		530		Yas	. Studio
	3672 20lh #2, ef 94110	3/1/2013	1050	1050	N/a	Yes	
	59 Dunamulr SL	8/1/1998	. 625	825,		Yes	Studio
	256 Connecticut St, SF	7/1/1978	478.28	478,28		Yes	i {
	846 Guerrero SI, SF	1/1/1908	572.5	672.5	· · ·	Yes	
	2587 14lh Ave, SF 94127	11/1/2011	2100	. 1050		Yes	•
	,504 Page Street, SF 94117	5/1/2011	750	750		Yes	
	80 Moniersy Boulevard, San Francisco, CA 94131 ,	5/19/2013	708 (Including utilities)	708		Don'i know	,
	2886 23rd street	! 2/1/2011.	880		DeWolf Property Managera	Yes	;
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1 Ellia Aci, Buy Oul No Eilia Aci, Owner Move In, Harassment, Reni Increase, Buy Oul, 3 Laweult No Ellis Act, Restraining 'No ł Harassment, Buy Out 'No 1 . 1ⁱHarassmant No i. Buy Oul ٠No Ellis Act, Herassmeni, 2 Buy Oul No 3 ŧ 2 Ellis Act No

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'Still In my apt.

2 Harassment ٠No . 3 Harrasment N Harassment, Internet ; Hacking Bullying ;Theft Dalabase adn b/4 No 3 Ellis Act

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1.

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 291



ELLIS

ACT

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.
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- □ Homeless
- □ Staying with friends/family
- □ Sublet or temporary housing >

SRO 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	22a. What is the age of those you live with?
□ 5-17	□ 5-17
□ 18-25	□ 18-25
26-39	□ 26-39
□ 40-59	☐ 40-59
□ 60-75	□ 60-75
□ >75	□ >75
73a Are you disabled?	23b. Is someone that you live with disabled?

Yes
 No

□ Yes □ No

5

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.

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

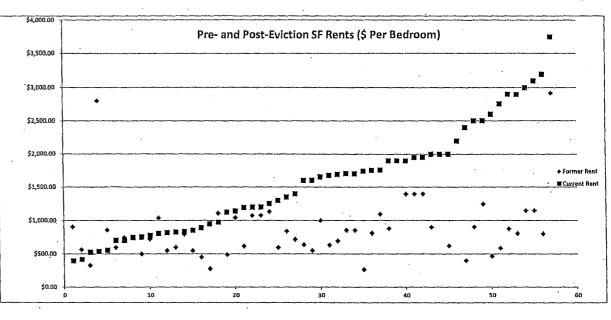
San Francisco - Plocation to San Fracisco

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	2509 Bryant St	2/1/2012	7	7.00/week		2800		••••	No .	· ·	•			- Sublet or tempora	•	SF	Jan. 30 2013	535
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TAME Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation Dipulation 			3/1/1999		5600		SEOD		Don't know		اسبنستهمي بلة بيحاطيه وحاجا	eh Y⇔	· .	share	Bernal Heights	SF	12/31/1999	\$700
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Normal Control Co	2509 Bryani Street		2011 1	2,000			N		Yes			e Yes		housing		s₽	15-Dec-12 74	40
	552 Capp St		7/1/2012		500		500 w	recupied	Y=		6 Ellis Act, Buy Out	Yes	-	housing , New permanent	2754 Harrison St	SF	1/1/2013	750
Definition ContractOpen More Property More Property More 	409 Crestmant Dr		1/4/2002		720		720 k	is being sold	Y		3 Heressment, Lawsuit	Yes	•	Now permanent residence	Page and Broderick	SF	12/6/2012	772
Particle Part	95 Hamcook St		5/15/2006		1037		1037 m	•	Yes		3 Selling unit	Yes		Staying with friends/family	Inner Richmond	SF	B/26/20 13	800
And	430 Contiend		4/1/1692		550	• -		• • • •			putting house up for a	ante Tres	•	residence, with	72 Germania Street	SF	3/1/2006 81	5
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Difference D Part D Difference D Part D D Part D Part D	3730 20th st, ef, ca	8/1/2002	•	•• •	1800	•	-		Yes	and a	4 Owner Move in	Yes		-		SF	12-Sep	890
D Open by UND UDD UDD UDD UD	the second se		4/1/1997		\$275	•••••••			Yes		4 Owner Move In, Buy C	Dut.Yes		reald ence	SF	SF	10/23/1998	\$943
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	411A Banks Street		12/1/2004		1044.43		1044,43	1140.72	(a) ·					etudio apt	223 Misaouti Streel, San Francisco, CA	SF	6/1/2008	1140,72
Sample NUMBE NUMBE <t< td=""><td>2283 30th Ave</td><td></td><td>B/1/2006</td><td></td><td>620</td><td></td><td>620</td><td>4485 M</td><td>No.</td><td></td><td>Owner Move In, Rent 4 Increase</td><td>'Y⇔</td><td></td><td></td><td>Tenderioin, Laskin Straet</td><td>SF</td><td>8/1/2013</td><td>1195</td></t<>	2283 30th Ave		B/1/2006		620		620	4485 M	No.		Owner Move In, Rent 4 Increase	'Y⇔			Tenderioin, Laskin Straet	SF	8/1/2013	1195
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bit for All 6400 H 6400 H 640 M 640 M 74 1 any drag method	SF CA 94133		7/12/2013	·-·	717.5		717.5	1400 Y	۳		1 Capital Improvements	Yes		housing	Francisco, CA 94114	SF	7/1/2013 140	D
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1824 (56):Stread 8/8/1965 52,250 535 52,750 Yes 4 then offend byport Yes can red wfind 1 5P Dokres Streat SF 50/12013 52,750 1/177 Hyper Stread Owner Move h, 10/11/2015 New parmanent New parmanent New parmanent South Stope Barnal Hight Middate State and Laguna SF 61/12010 52,900 1/177 Hyper Stread of 10/15/2005 905 S 7m 52,900 Yes 2 Messummed maidrane Bush and Laguna SF 61/12010 52,900 1/16/16/10/10/10/10/10/10/10/10/10/10/10/10/10/	729 Guerrano Street		1988.1400	monthiy	468.			Y=			states and states and a state of the states	Yes		midence	1085 Hampables	SF 1	7-Jun	2600
401 Upper Termice 51/1750 57.75 52.000 Ym 2 Humasament Ym rmidence Bulk and Laguma SF B/1/2010 \$2,500 14/14/ph/Watater 10115/2005 ,805 805.5 Ym 1.5 Bury Duit Ym maidence huights 5F 7/1/2013 2900 1656 48th amount 2/2/2011 1150 1150 ? No 3 Rent Increase Ym Traidicate 2/2/2013 3000 1787 Height Street, SF chame will have pockal foor, and instruction may Ym Traidicate 57 6/21/2013 3000			8/8/1995	:	\$2,350		\$588	\$2,750 Yes		4	then offered buyout	Yas		an nai efford	159 Dolores Street	SF	5/31/2013	\$2,750
HulghdWWater 10/152005 ,805 805 Yes 1,5 Buy Out Yes residence heights 5F 7/12013 2800 New permanent 1965-48th swenue 2221/2011 1150 1150 ? No 3 Rant Increase Yes residence 2248 31st ave af M118 SF 6/2;12013 3000			9/4/1995	:	51,750		\$875	\$2,900 Yes				Yæ		midence E		F	6/1/2019	\$2,900
New permanent New permanent 1065-436h www.us 2/21/2011 1150 1150 ? No 3 Rest increase Yes residence 2/248 31st ave of 94118 SF 6/21/2013 3000 212 Height Street, SF chains will have pockal foor Intervely find above ma, New permanent 5739 Californie Street,	HuightWebster	11	15/2005		,805		805 5	, Yes		1.5	Buy Out	Yes		vew permanent S esidence t	South Slope Barnal reights 5	Ŧ	7/1/2013	2900
273 Haight Street, SF claims will have peckel cloan, alreedy Gurd above me, New permanent 5039 California Street,	1965 48th avenue	:	221/2011		1150		1150 ?	No		3	Ratincrease	Yes	,	ev permanent	246 5191 ave of 94116	F	6/21/2013	3000
	878 Haight Street . SF 194117	ı	15/2007	1	F1.150		daima					Yes				F	9/15/2013	\$3,100

				· · ·	~ ~ ~ ~	• 1		r					
2392 Post St 1	P/1/2005'	800	BDD	Yes	<u> </u>	Owner Move In	Yes	New permanent residence	1939 Turk St, San . Francisco	SF		12/10/2007	3200
1340 Taylor Street. 194108	10/28/2011	2920	2920	4395?Yes	<u></u>	1 Buy Out, Loweut	Yes	New permanent residence	1046 Pacific Avenue, 94133	51		3/15/2013	\$3,750
1174 Pine Street @	6/1/2011	424	424	Yes	itumed into 2 b Alice	³ Herensment	l Ym	most of my belongings are etil	1558 Localle in bayview	SF		12/31/2012 free	- housestting
57 Post Street, SF CA	1990 ¹ 1400/me	175		Yes	6 Lotal	- Ellis Aci, Harasament	Υœ.	Humaicas		SF		2004	bomeloes
1256 Lenverwartin Street, Apt. A	5/1/1995	700	700 unknown	Yes	:	Elfis Act	Yæ	New permanent	Page and Bakar Streats in the Haight	SF		8/1/2012 n/a	
1558 Page Street	3/15/2010	\$600	5800	Yes		Ellis Act, Owner Move In, Buy Out, Lawsuit	Yes	Staying with friends/family	Bernal, Massion District	SF		not p 8/7/2013 friend	aying, staying with da rani-frot
2744 Secremento St. SF, CA 94115	1984 \$978	\$978	No	Yes	· .	Did not accept a three months rent check, and	Yes	Staying with friend=/iamly	other side of SF	SF	11~Jul		staying with friends
67 Pearl Street	1/1/1890	750	750 n/s	Yes		3 Ellis Act, Harmannest	,Yes	Homekee		s₽		11/28/2004	
67 Pearl Street	1/1/1990		בוד ממל			EVis Act, Herassment	Ye .	Homelens, Staying with friends/aunity	SF	SF		11/24/2013	
988 Guerrero St	2/15/2011	800	800-	1000 No	• •!	: Reatingrame	Yes	New permanent residence	Miankon District, San Françisco	SF		3/15/2013	
254 Fith Avenue	5/4/1987			Don't know		Owner Move In, Harassment	Yes	moved to set apportment on the	outer named	SF		2/1/1988	
833A Filbert SL Studio/Gemge	11/15/1991	562	582 Dan't know	Don't losow	(Haramont, Rent Intraste	Yes	Staying with friendelfamily	Euroka/Noe Valley	sF		1/1/2005	
20th AEureia	5/1/2000	\$677	\$877	Yes	Studio	Ellis Act, Harassment, Buy Out	Yæ	Slaying with frienda/family	hunters point	SF		8/31/2011	
20th between Valencia / Nission	1/1/2012	1900	950.	, Yej	. 4	(Un?) "inhabitatele unit"	Ya	Subial or temporary housing	Protein	SF		2/26/2014	

Relocation 1 Son Francisco

Original Address		rmer Rent	Current	Rent
666 Post Street	\$900.00	39		
1256 6th Ave		560		412
2576 Folsom Street	*	\$326.60 52	5	• •
2509 Bryant St	2800	. t		535
128 Coleridge St		850		650
Halght & Ashbury		\$600	• • •	\$700
2509 Bryant Street, San	:			
Francisco		\$740 70		
2509 Bryant Street		74	۰ 0	;
552 Capp St	•	500	,	750.
409 Crestmont Dr		720		772.
95 Hancock St		1037		800
430 Corlland	· .	550 8		
26th and Diamond, SF		600 8	25	
1647 mcallister st.	· .	790 550		830
1020 Post Street		450		850 890
3730 20th st, sf, ca 59 Walter St. SF		\$275		\$943
De water of or	· -	φ210		4040
354 Douglass Street, SF		1113		975
i star i i star star i i se			4 - 194 S	
552 capp st sf ca 94110	490	1	125	i
411A Banks Street		1044.43		1140,72
2283 30th Ave		620		1195
468 8th avenue, SF, CA	1	1		, . I
94118 between Geary/anza	1	1078		1200
559 Teresita Blvd		1080		1200
155 buchanan st		1133	• •	1250
Steiner and Waller		\$600		\$1,300
1054 Fell Steet	., .	835		1350
1460A Montgomery St.				• •
SF CA 94133	1	717.5 1	400	4000
845 Hyde St. 1417 Guerrero St.		640		1600
1235 Oak St #2	5	550 1000		1650
2402a Harrison St	•	635	675	1000
1672 Great Highway		694		1690
3230 16th Street		850	700 [°]	
3230 16th Street		850	700	· ·
607 Shotwell		\$263		\$1,740 <u>:</u>
				:
969 Dolores St, SF CA		\$808		1760
24th and Rhode Island	1100	. 076		1756
3454 18th Street 361 Waller Street		876		1900 1900
				1000
Guerrero at 19th Avenu	ie 1400			1900
1085 Capp Street,				
Mission District, San		4 400		40.00
Francisco, CA		1400		1950
1085 Capp Street, Mission District, San				
Francisco, CA		1400		1950
25th and Mission	900	• • • = =	2000	1000
139 5th Avenue	300		2000	
109 DUI AVOILLA				
22nd avenue and			•	
Balboa st on the corner	· .	620		2000
1237-6th Ave.				\$2,200
2327 Taravel St		400		2400
castro at hill				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
		42,100
1777 Hayes Street and		,
401 Upper Terrace	\$878	\$2,900,
Halght/Webster	805	
1965 48th avenue	1150	
878 Haight Street , SF		
94117	\$1,150	\$3,100
2392 Post St	800	A
1340 Taylor Street,		5200
94108	2920	\$3,750
1174 Pine Street @		ψ0,100
Leavenworth		free - housesliting
67 Pearl Street, SF CA	1	inco - Housballing
94103	175	homeless:
1256 Leavenworth	· · · · · · ·	
Street, Apt. A	. 700)•n/a
a filinga i i	t te le sole de la la la terretaria. F	not paying, staying with
1668 Page Street	\$600) friends rent-free
2744 Sacramento St	· · · · · · · · · · · · · · · · · · ·	ne ana ina ina ana ana ina ina ina ina ina
SF, CA 94115	\$978	staying with friends.
67 Pearl Street	750)
67 Pearl Street)
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833A Filbert St.	a pression is and	
Studio/Garage	562	2
20th &Eureka	\$877	baa soo a t
20th between Valencia /	· · · · · · · · · · · · · ·	5 s
Mission	. 950) ¹
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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

Ρ	r	i	n	t	Form'-	

Introduction Form

By a Member of the Board of Supervisors or the Mayor

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

Time stamp or meeting date

\boxtimes	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.
1	11. Question(s) submitted for Mayoral Appearance before the BOS on
	 Planning Commission For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative sor(s):
F	pos, Kim, Avalos, Mar
Subj	*
	inistrative Code - Tenant Relocation Assistance Payment
The	text is listed below or attached:
at N La s	Signature of Sponsoring Supervisor: Roy Camp
For	Clerk's Use Only:
	299 140096

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