

File No. 140096

Committee Item No. \_\_\_\_\_  
Board Item No. 12

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_  
Board of Supervisors Meeting

Date \_\_\_\_\_  
Date 4/22/14

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

- |                          |                                     |                                 |
|--------------------------|-------------------------------------|---------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Amended in Board 4/8/14</u>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>AMENDED TO BOARD 4/15/14</u> |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____                           |

Completed by: Arthur Khoo Date 4/10/14  
Completed by: Richard Lagente Date 4/17/14

1 [Administrative Code - Tenant Relocation Assistance Payment]

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

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

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

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

21 **SEC. 37.9A. TENANT RIGHTS IN CERTAIN DISPLACEMENTS UNDER SECTION**  
22 **37.9(a)(13).**

23 This Section 37.9A applies to certain tenant displacements under Section  
24 37.9(a)(13), as specified.

1 \* \* \* \*

2 (e) Relocation Payments to Tenants.

3 \* \* \* \*

4 (3) On or After ~~(Effective Date of Ordinance Amendments)~~ February 20, 2005. Where a  
5 landlord seeks eviction based upon Section 37.9(a)(13), and the notice of intent to withdraw  
6 rental units is filed with the Board on or after ~~(effective date of ordinance amendments)~~ February 20,  
7 2005, relocation payments shall be paid to the tenants as follows:

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

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

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

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

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 90-5  
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) (i) 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                   (ii) At a hearing for hardship adjustment under Subsection (i), the Board,  
9 or its designated Administrative Law Judges, shall consider all relevant factors, including the  
10 number of units in the building and any evidence submitted regarding the landlord’s age,  
11 length of ownership of the building, ownership of any other buildings, income, expenses, other  
12 assets, debt, health, and health care costs, except as provided in Subsection (iii).

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

- 16                   a. Assets held in retirement accounts; and  
17                   b. Non-liquid personal property.

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

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

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

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

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

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

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

1 Code. The City shall, to the extent required by the preceding sentence, be considered an  
2 "agency," as defined by Subdivision (b) of Section 1798.3 of the Civil Code.

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

7 Memorandum of Notice  
8 Regarding Withdrawal of  
9 Rental Unit From Rent or Lease

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

15 \_\_\_\_\_  
16 (Signature)

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

20  
21 \* \* \* \*

22  
23  
24 (i) This Section 37.9A is enacted principally to exercise specific authority provided  
25 for by Chapter 12.75 of Division 7 of Title 1 of the California Government Code, originally

1 enacted by Stats. 1985, Ch. 1509, Section 1 (the Ellis Act, California Government Code  
2 Sections 7060 et seq.). In the case of any amendment to Chapter 12.75 or any other provision  
3 of State law which amendment is inconsistent with this Section, this Section shall be deemed  
4 to be amended to be consistent with State law, and to the extent it cannot be so amended  
5 shall be interpreted to be effective as previously adopted to the maximum extent possible.  
6

7 Section 2. ~~Effective Date and Operative Date.~~

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

12 ~~(b) As stated in Administrative Code Section 37.9A(e)(3)(E), this ordinance shall~~  
13 ~~become operative 90 days after its effective date.~~  
14

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

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

23 By: 

24 ADINE K. VARAH  
25 Deputy City Attorney

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**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.

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.

# Eviction Mapping Project - Survey Results

3/16/14

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	18. What is the approximate date that you moved?	16. What is your current rent?
1174 Pine Street @ Leavenworth	8/1/2011		424	424	Yes		originally 1, but turned into 2 by Alice	Yes	Harassment	174 pine st	SF	12/31/2012	free - house-selling
606 Post Street	1999	\$900.00	\$900.00	\$4600.00/month	Yes		Ellie Act, Owner Move In	Yes	New permanent residence	420 Barry Street	SF	7-Oct	30% of \$1300.00/month
878 Haight Street, SF 94117	8/16/2007	\$1,160	\$1,160	Unknown, owner claims will have parents move in	Yes		1 master, 1 with pocket doors, Technically 1 bedroom.	Yes	New permanent residence	8030 California Street, SF 94118	SF	9/16/2013	\$3,100
990 Dolores St, SF CA	2010	\$6,470	\$809	\$809	Yes		Increase, Buy Out, Lawauil, Bill Harkins discovered our	Yes	New permanent residence	Alamo Square	SF	10/1/2012	1760
1020 Post Street	8/1/2004		650	650	Yes	850	1 Harassment	Yes	Sublet or temporary housing	144 Highland Ave	SF	12/14/2010	650
1872 Geary Highway	7/1/1990		604	604	Yes	1670	Owner Move In, 2 Harassment, Lawsuit	Yes	New permanent residence	Parkmead	SF	2/1/2010	1800
2744 Sacramento St, SF, CA 94115	1984	\$078	\$078	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	other side of SF	SF	11-Jul	0
1898 Page Street	9/16/2010		\$600	\$600	Yes		Ellie Act, Owner Move In, Buy Out, Lawauil	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		760	760 n/a	Yes		3 Ellie Act, Harassment	Yes	Homeless		SF	11/23/2004	
87 Pearl Street	1/1/1990		700	700 TIC	Yes		3 Ellie Act, Harassment	Yes	Homeless, Staying with friends/family	SF	SF	11/24/2013	
2500 Bryant Street	2011	12,000		no longer rental	Yes		landlord seemed to be use was a zoning loophole of sorts. About three years ago	Yes	Sublet or temporary housing	18th and Church, more bougls than my last place :p	SF	15-Dec-12	about 740/month
1237-8th Ave.	8/1/1904			no longer rental	Yes		2 Buy Out	Yes	New permanent residence	within San Francisco	SF	7/16/2008	\$2,200
2302 Post St	9/1/2005		800	800	Yes		Owner Move In	Yes	New permanent residence	1930 Turk St, San Francisco	SF	12/10/2007	\$200
1885 48th avenue	2/21/2011		1160	1160 ?	No		3 Rent Increase	Yes	New permanent residence	2248 31st ave sf 94116	SF	8/21/2013	8000
25th and Mission	4/18/2005	900	900	appx. 1900	No		2 Owner Move In	Yes	New permanent residence	Dolores Park	SF	4/16/2007	2000
552 Capp at of ca 94110	1/1/2007	2450/mo + 1000/mo for Inlaw	400	empty property	Yes		was rented as 6bdm + 1 bdrm inlaw	Yes	Sublet or temporary housing	w friends at york and 21st, now at 80 crescent ave 94110, moving to staples ave SF	SF	July 1 2012, sept 1 2012, oct 1 2012, moving again June 1 2013	1126
2678 Folsom Street	8/10/1992		\$328.60	\$328.60	Yes		3 Owner Move In	Yes	New permanent residence	807 Sholwell	SF	8/1/2004	\$626 at Sholwell, \$1740 currently at 2887 Folsom.
807 Sholwell	8/1/2004		\$283	\$1660 (2005), \$1740 (now) total for two people	Yes		2 Ellie Act	Yes	New permanent residence	2887 Folsom, SF, CA	SF	8/1/2005	\$1,740
846 Hyde St.	8/1/2010		840	840 2100-2400	Yes		1 Lawsuit	Yes	New permanent residence	lenderlon	SF	9/10/2013	1800

988 Guerrero St	2/15/2011	800	800	1000	No		5 Rent Increase	Yes	New permanent residence	Mission District, San Francisco	SF	3/15/2013	
Slojar and Waller	8/1/2001	\$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	5/4/1987						Owner Move In, Harassment	Yes		outer sunset	SF	2/1/1988	
2283 30th Ave	8/1/2008	820	820	4405	No		Owner Move In, Rent Increase	Yes	New permanent residence	Tenderloin, Larkin Street	SF	8/1/2013	11851
408 Orealmont 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
casero at hill	3/1/2011	900	900	It was condolized & sold	Yes		2 Buy Out	Yes	New permanent residence	casitar and waller	SF	3/1/2011	2500
729 Guerrero Street	1988-1400 monthly	486.87			Yes		3 Harassment, Buy Out	Yes	New permanent residence	1085 Hampshire	SF	7-Jun	2800
2509 Bryant Street, San Francisco	12/1/2009	\$3,700	\$740		No		Harassment with unlawful/illegal eviction lawsuits, putting leaseholdere	Yes	New permanent residence	24th and Balmy Alley	SF	12-Oct	\$2100 for 3 people
1417 Guerrero St.	8/3/1982	560	560	4658	Yes		4 Ellis Act	Yes	New permanent residence	Dolores and 24th St.	SF	6/1/2001	1800
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	was 1700/month at the time
1260 Leavenworth Street, Apt. A	5/1/1998	700	700	unknown	Yes		3 Ellis Act	Yes	New permanent residence	Page and Baker Streets in the Heights	SF	8/1/2012	n/a
1480A Montgomery St. SF CA 04133	7/1/2013	717.5	717.5	1400	Yes		Harassment, Buy Out, Capital Improvements	Yes	Sublet or temporary housing	35 Noe Street, San Francisco, CA 04114	SF	7/1/2013	1400/month
354 Douglas Street, SF	4/15/1980	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	1800
833A Filbert St, Studio/Garage	11/15/1991	582	582	Don't know	Don't know		Owner Move In, Harassment, Rent Increase	Yes	Staying with friends/family	Eureka/Noe Valley	SF	1/1/2008	
3730 20th st, sf, ca	8/1/2002	1800	460	No. ALOT probably	Yes		4 Owner Move In	Yes	Sublet or temporary housing	Glen park	SF	12-Sep	800
430 Cortland	4/1/1992	550	550		Yes		Owner Move In, Threat of putting house up for sale	Yes	New permanent residence, with roommate, rented 2nd space for office who was already	72 Germania Street	SF	3/1/2008	\$815 monthly with the office \$485 monthly
361 Waller Street	1999	1400			Yes		"Getting out of the rental market"	Yes	New permanent residence	Capp & 16th	SF	2003	1000
1647 McAllister st.	10/1/2000	780	780	2250	Yes		1 Harassment, Lawsuit	Yes	New permanent residence	857 Divisadero st.	SF	10/1/2013	830

1634 16th Street	8/8/1905	\$2,360	\$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	160 Dolores Street	SF	6/31/2013	\$2,750
1777 Hayes Street and 401 Upper Terrace	9/4/1995	\$1,750	\$875	\$2,000	Yes		Owner Move In, 2 Harassment	Yes	New permanent residence	Bush and Laguna	SF	6/1/2010	\$2,000
58 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	\$843
2608 Bryant St	2/1/2012	700/week	2800	no	No		termination of 16 commercial lease	Yes	New permanent residence	2027 38th Ave	SF	Jan. 30 2013	635
411A Banks Street	12/1/2004	1044.43	1044.43	1140.72	Yes		illegal unit. They bought the house and hired the law firm 1 Zecks to get me out.	Yes	studio apt	223 Mission Street, San Francisco, CA	SF	6/1/2008	1140.72
28th and Diamond, SF		2003 600 per person/month		off rental market	No		5 Rent Increase	Yes	New permanent residence	Granville and Claremont	SF	11-Jun	625
24th and Rhoda Island	12/1/2010	1,100 Monthly	1100		Yes	Studio	Harassment, Buy Out	Yes	New permanent residence	Dubois and Sanchez	SF	12-May	1750
Guerrero at 10th Avenue		1001 1400 monthly	1400		Don't know		Owner Move In, Buy Out	Yes	New permanent residence	mission district	SF	2008	1000
87 Pearl Street, SF CA 94103		1000 1400/mo	175		Yes	8 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	8/31/2011	
488 8th avenue, SF, CA 94118 between Geary/Lanza	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 Fall Street	1/1/2010	895	835		Yes		3 Ellis Act	Yes	New permanent residence	241 Nos Street	SF	10/1/2013	1950
1340 Taylor Street, 94108	10/28/2011	2920	2920	4365	Yes		1. Buy Out, Lawsuit	Yes	New permanent residence	1048 Paolino 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 2008	
14 Avila St	9/1/1900	2500	1250	3500	Yes		2 Owner Move In	Yes	New permanent residence	Lucerna Alley, SOMA	SF	11/1/1900 2500	
Halght/Webster	10/15/2005	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 at on the corner	8/1/1905	1240	820 don't know		Yes		Ellis Act, Owner Move In, Harassment, Lawsuit, relative	Yes	New permanent residence	stinson district	SF		2000
85 Hancock St	5/15/2008	1037	1037 n/a		Yes		3 Selling unit	Yes	Staying with friends/family	Inner Richmond	SF	9/28/2013	800
3230 18th Street	12/1/2006	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	0/25/2004	1400	1400	2800	No		Harassment, Rent Increase	Yes	New permanent residence	Bernal Heights, San Francisco	8F	0/20/2012	1050
Helght & Ashbury	3/1/1999	\$800	\$800		Don't know		Ellis Act, Owner Move In	Yes	New permanent residence, house share	Bernal Heights	8F	12/31/1999	\$700
2402a Harrison St	1/1/2007	635	635	Still unrented	Yes		non payment of rent over unfair late fees we had never been notified of	Yes	New permanent residence	270 Ocean Ave	8F	5/1/2013	1075
1235 Oak St #2	1/1/2008	1000	1000	1600			Ellis Act, Buy Out	Yes	New permanent residence	1285 Guerrero St #3 SF	8F	2/1/2008	1650
128 Coleridge St	1/1/2003	850	850		Yes		Ellis Act, Harassment, Buy Out	Yes	Sublet or temporary housing	18 and Guerrero	8F	10/1/2012	650
550 Tarasita 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	Glen Park	8F	3/1/2010	1200
1250 8th Ave	0/1/1970	660	660		Yes		Ellis Act, Harassment, Lawsuit	Yes	Introduced us and was my good luck	804 Irving St Apt 1	8F	0/1/2009	412
552 Capp St	7/1/2012	500	500	unocoupled	Yes		Ellis Act, Buy Out	Yes	Sublet or temporary housing, New permanent residence	2754 Harrison St	8F	1/1/2013	750
165 buchanan st	7/1/2011	1133	1133	1250	Yes		Owner Move In	Yes	New permanent residence	1 20th st	8F	7/31/2013	1250
20th between Valencola / Mission	1/1/2012	1000	950		Yes		(Un?) "inhabitable 2 unit"	Yes	Sublet or temporary housing	Protero	8F	2/28/2014	
El Camilo, CA; San Pablo and Schmidt Ln.	3/1/2013	\$1,800	\$800	\$2,150	Don't know		year-long lease was close to renewal time and we were not interested in signing	Yes	Staying with friends/family	Santa Cruz, CA; Soquel and Hegemann Ave.		March 2nd, 2013	Free (living with family)
	10/8/2013	640	640	don't have one yet	Yes		Buy Out	Yes	Staying with friends/family, traveling some			10/8/2013	
Helght and Masonic	1005 703	733	no		Yes		Rent Increase, Lawsuit	Yes	New permanent residence	NA		NA	\$900
24th St. and Capp	1988 1,200/mo.	1200			Yes		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.	0/18/2002	\$1,015	\$1,015	\$2,400	Yes	0 Studio	Harassment, Buy Out	Yes	New permanent residence	Berkeley		8/1/2012	1400
Harrison/Preilla	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 senior forced out of apartment of 23 years in The Castro district	Yes	New permanent residence	oakland		2011	
38th st and Shafter, Oakland	2008 1800/mo	1800			Yes		2 under the Ellis Act, were part of a multi-unit collective. The landlord successfully evicted the rest of our	Yes	New permanent residence, found an affordable home to rent in a remote location	58th and Shattuck		9-Apr	675
Sanchez Street	1000	1200	1200		Yes		5 evicted the rest of our	Yes	New permanent residence	Guerneville		10/31/2012	950
2609 Bryant St. San Francisco, CA 94110	\$3885/month for the unit, \$800/month for 2005 my room	800			Yes			Yes	New permanent residence	1789 6th St. Oakland, CA 94607		11/1/2012	\$575/month for my room
1701 Turk St	7/1/2007	850	unknown, likely 850 \$2000+		Yes		Buy Out	Yes	New permanent residence	Oakland In 2009, now LA		6/10/2010	1100 total for 1 brm



3380 22nd St.	8/1/1005	\$325	\$325 ?	Yes		4 Owner Move In Rent Increase, neglect for rotting wall, broken windows, 2' sto	Yes	Section 8 Public Housing Apartment	HELL, Orange County, CA	9/15/1997	\$175	
442 Guerrero St	2000	1800	900	4000	Yes		Yes	New permanent residence	oakland	12-Sep	800	
215 Guerrero St	7/31/1999	600	600	I don't know	Yes		Yes	New permanent residence	New York City	10/31/2008	2100	
1218 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/Fracella							Yes	Owner Move In, Harassment				
21st and Bryant	2010	2775	893.75	3600	No		Yes	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 \$1705. Then it the following year \$1805. Next year was being raised by at least \$1000. It's probably being rented for more.				
801 Minnesota St	2009	2150	2150	2700	No	Raw Lofts, not fancy ones	Yes	We live in a camper, where ever we can park it.	I bought a camper and live in there now with my partner.	12-Aug	0	
Fillmore and Hayes	2010	2000	2000	3000	Yes		Yes	friends/family, New permanent residence, Staying with friends/family.	East Bay	12-Oct	1000/mpl between two people is perfect same as it was at the other place before their proposed 82% increase	
2700 Collage Avenue	2/1/2003	4300	over 7000, which is 814 why we moved		No		Yes	7/Rent Increase	New permanent residence	7/31/2006		
Sanchez and Duboce	2012	\$1675/monthly	837.5		Yes		Yes	Harassment, Rent Increase, Lawsuit, 2 Broken contracts	New permanent residence	oakland		\$1,700
180 Cortland Ave	2003 or 2004	1200	600		Yes		Yes	2/Eject Act Landlord let us know that she would increase the rent	I have moved several times since then	8-Dec		
Mullan & Francoula		3600	1280.88	the home was sold	No		Yes	3 probably if we	New permanent residence	Menlo Park	2/28/2013	2000
12501 + 2500 Bryant St, San Francisco		I don't know total rent - 2011 it was a collective			No		Yes	15 Harassment, Lawsuit, it's a long story...	New permanent residence	oakland	13-Feb	\$680
Mariposa Street and Mississippi Street	2011	\$1760/month	1760		No		Yes	Rent Increase	Staying with friends/family	Berlin, Germany	4/1/2013	\$1,000
3220 Geary Blvd, #300	8/1/2012	1100	1100	1675	Don't know		Yes	Harassment, "notice" 2 for eviction				
1360a Hampshire St.	5/1/2000	\$600	\$600		Yes		Yes	Owner Move In, Buy 3 Out, Foreclosure	Staying with friends/family			
2824 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	885
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

3432 20th 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 Clovis to Sacramento where the rent is affordable.	3/1/2013	\$800
2072 and 2974 21st street				Yes	Ellis Act, Owner Move In, Buy Out	Yes				
3380 22nd St.	8/1/1995	\$350	\$350 it's a condo just sold for over \$900,000	Yes	4 Owner Move In	Yes	public housing	couch surfed in Southern California	9/1/1997	450
Oak / Laguna, SF	1/1/1983	800	800	1000 Yes	3 Ellis 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, Law suit, Lack of maintenance, deceptive late fee practices, attempted	No				
709 San Jose Ave @ 30th, SF, 94110	8/1/2011	885	885	Yes	Owner Move In, Buy Out	No				
108 Edgewood Avenue, apt B (home with 2 inlay units - B and C)	1/1/2003	2000	Apt is being taken off the market	Yes	Ellis Act, No notice proved yet. Verbal advise on 11/9/3	No				
27 Cayce Street	3/1/2011	1300	1300	Don't know	I wasn't working starting in 2008 for 9-10 months (because I had surgery)	No				
3008 Mason Street, #204	8/3/2012	1450	1450 no	No	1 Harassment	No				
9408 Lamont Cleveland Ohio 44108	8/11/2000	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 94116	2/16/2011	\$1,160	\$1,160	No	3 Rent Increase	No				
605 connecticut	0/12/1991	1285	1285	Yes	uncashed checks, deny receipt of mailed checks or dropped off	No				
620 Shrader Street #7	2/1/1981	\$350	\$350	Yes	2 Law suit	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)	1/1/1990	650	650	Yes	2 of breach of lease.	No				
McAllister and Central, San Francisco	1004	1558	1558	Yes	3 Harassment, lack of repairs	No				
Central Ave. & Haight St.	1000 1750.00 monthly	1750		Yes	landlord has done nothing about another tenant who has had 8 violent outbreaks over	No				

820 Anderson Street	12/1/2005	\$850	\$850 at least \$3800	No		3 Rent Increase	No
1554 Howard Street, San Francisco, CA 94103 (Villa Goma)	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
817 Carolina St	10/18/2009	1500	1500	Yes		Owner Move In, Harassment, Rent 2 Increase	No
2882-2888 1/2 23rd Street, LLC	1/1/2000			Yes		3 Eile Act	No
2388 30th Avenue	2/15/2003	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 Colevia 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	1988	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	1008	700/room/month	700	sold	No	8 (11 12 people, 2	No
2979 21st Street @ Folsom	1/1/2005	600	600	Yes		5 Owner Move In	No
673 Parake Avenue	5/1/2011	1300	1300	No		3 Owner Move In	No
630 Connelou Street	12/1/2009	8000	1000	4800 No		Rent Increase, 3 Lawsuit	No
154 Lucky Street, San Francisco, CA 94110	1987	\$800	\$800	Yes		2 Owner Move In (tenant is not paying bills in my name)	No
2410 Mission Street	5/1/2006	323.23	323.23	Yes		won't accept my rent, 5 keeps on harassing	No
49 Poloma Street	8/1/2011	1020	1020	Don't know	4-Mar	strongly worded verbal	No
958 Alabama Street	12/15/2008	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 name accusing	No
Chippendale	1973	440	440	Yes		2 Harassment	No

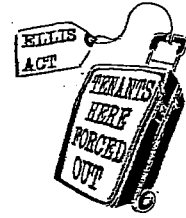
Camp at 18th St	5/1/2007	800	800	Yes		Harassment, Rent Increase, Eviction 5 Attempt In court	No
1274 Hampshire Street	8/1/1994	1200	800	Yes		2 Ellis Act, Buy Out	No
Guerrero/ 22nd	8/28/1995	\$850	\$850	Yes		Ellis Act, Harassment, 4 Buy Out	No
2365 Bryan Street	1/1/2005	798	798	Yes		3 Owner Move In	No
Garfield	8/1/2012	\$100		No		2 Owner Move In	No
2130 27th Avenue @ Quintara 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 1 noise	No
Taraval and 17th Ave	1/1/1993	740	740	Don't know		2 Selling Property	No
3008 ceasar chavez		850	850	Yes		Ellis Act, Owner Move 2 In	No
835 Cole Street	2250/month for whole 4/28/2013 apl	2250		Yes		1 Buy Out	No
1783 San Jose Ave @ 30th SF 94110	8/1/2011	888	888	Yes		Owner Move In, Buy 1 Out	No
2380 30th Avenue	2/15/2003	4000	2000 not yet moved out	Yes		2 Owner Move In	No
1050 South Van Ness	1/1/2007	800	800	Yes		Owner Move In, Buy 4 Out	No
1288 Hampshire street	4/1/1974	850	850	Yes	two	Ellis Act	No
1080 South Van Ness	1/1/2007	800	800	Yes		Owner Move In, Buy 4 Out	No
160 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

832 Guerrero St	1/1/1982	828	828	Yes		1 EIlia Act, Buy Out EIlia Act, Owner Move in, Harassment, Rent Increase, Buy Out, 3 Law suit	No
670 Capp St	0/1/2003	1207.42	1207	Yes			No
801 Jones St	10/1/2000	780	780	No		1 EIlia Act, Restraining Order	No
255 Dolores st, sf 94103	1/1/1978	630.63	630	Yes	Studio	Harassment, Buy Out	No
3872 20th #2, sf 94110	3/1/2013	1060	1060 N/A	Yes		1 Harassment	No
50 Dunsmuir St	0/1/1998	826	826	Yes	Studio	Buy Out	No
258 Concellout St, SF	7/1/1976	478.28	478.28	Yes		EIlia Act, Harassment, 2 Buy Out	No
846 Guerrero St, SF	1/1/1998	672.5	672.5	Yes		2 EIlia Act	No
2587 14th Ave, SF 94127	11/1/2011	2100	1060	Yes		2 Harassment	No
504 Page Street, SF 94117	5/1/2011	760	760	Yes		3 Harassment	No
80 Monterey Boulevard, San Francisco, CA 94131	708 (including 6/19/2013, utility fees)	708		Don't know		Harassment, Internet Hacking Bullying Theft Database adn b/4	Still in my apt.
2888 23rd street	2/1/2011	880		DeWolf Property Managers Yes		3 EIlia 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.

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### 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

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**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?**

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**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.**

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**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.**

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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



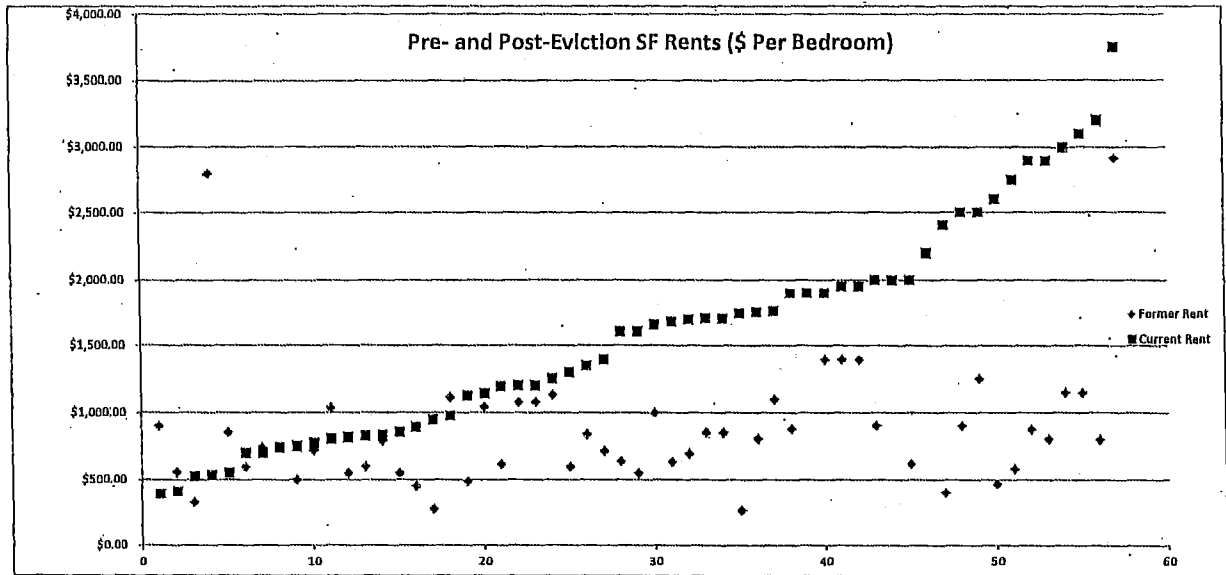
# San Francisco - location to San Francisco

Address	2. When did you move into this residence?	4a. What was your individual monthly rent?	Monthly Rent Edited	6. If you have already moved out, what is the new rent in your former home?	7. How many bedrooms were in your former home?	8. How many bedrooms were in your current home?	9. How many bedrooms were in your former home?	10. Which factors were being used to form your home?	11. Have you already moved?	12. Please describe your current living situation.	13. Where did you move?	14. Stayed in SF	15. What is the approximate date that you moved?	16. What is your current rent?	
686 Post Street		1086 \$500.00	\$500.00	\$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	500	500	500	Yes			3 Lawuit, Ellis Act, Harassment	Yes	new apartment, mutual friend	804 Irving St Apt 1	SF	9/1/2006	412	
2576 Folsom Street	8/10/1982	\$328.50	\$328.50		Yes			3 Owner Move In	Yes	New permanent residence	807 Shotwell	SF	6/1/2004	525	
2508 Bryant St	2/1/2012	700 Over	2800	no	No			16 commercial lease	Yes	New permanent residence	2027 28th Ave	SF	Jan. 30 2013	535	
128 Coleridge St	1/1/2003	850	850		Yes			2 Buy Out, Ellis Act, Harassment	Yes	Sublet or temporary housing	18 and Guerrero	SF	10/1/2002	550	
Haight & Ashbury	3/1/1999	5800	5800		Don't know			4 Ellis Act, Owner Move In	Yes	residence, house share	Bernal Heights	SF	12/1/1999	\$700	
2506 Bryant Street, San Francisco	12/1/2009	\$1,700	\$740		No			5 unlawful/illegal eviction	Yes	New permanent residence	24th and Baby Alley	SF	12-Oct	700	
2509 Bryant Street	2011 12...000			No, do not know the new rate. The	Yes			Start our landlord	Yes	Sublet or temporary housing	bought then my last place so	SF	15-Dec-12	740	
852 Capp St	7/1/2012	500	500 unoccupied	Yes	Yes			8 Ellis Act, Buy Out	Yes	New permanent residence	2754 Herten St	SF	1/1/2013	750	
1498 Chestnut Dr	1/4/2002	720	720 it is being sold	Yes	Yes			3 Harassment, Lawuit	Yes	New permanent residence	Page and Brodrick	SF	12/6/2012	772	
85 Hancock St	5/15/2006	1037	1037 sale	Yes	Yes			3 Selling unit	Yes	Staying with friend/family	Inver Richmond	SF	6/28/2013	800	
430 Cortland	4/1/1992	550	500	Yes	Yes			3 after we moved back	Yes	residence, with roommates, rented	72 Germania Street	SF	3/1/2006	815	
2286 and Diamond, SF	2003 600D per person/month		600 of rental market	No	No			5 Rent increase	Yes	New permanent residence	Granville and Claremont	SF	11-Jun	825	
1647 Mcallister st.	10/1/2009	790	790	2250	Yes			1 Harassment, Lawuit	Yes	New permanent residence	857 Divisadero st.	SF	10/1/2013	830	
1129 Fard Street	8/1/2004	550	550	850	Yes			1 Harassment	Yes	Sublet or temporary housing	144 Highland Ave	SF	12/1/2010	850	
2730 29th st, ca	8/1/2002	1800	450 No. ALDT probably	Yes	Yes			4 Owner Move In	Yes	Sublet or temporary housing	Glen park	SF	12-Sep	890	
159 Water St, SF	4/1/1987	\$275	TIC cover paid	Yes	Yes			bedroom converted to 4	Owner Move In, Buy Out, Yes	New permanent residence	30 Golden Gate Ave., SF	SF	10/23/1998	\$843	
254 Douglas Street, SF	4/15/1988	1113	1113 CMI	Yes	Yes			1 Owner Move In, Buy Out	Yes	New permanent residence	743 Park St, SF	SF	3/25/2012	875	
852 capp st of ca 84110	1/1/2007	2450/2000 + 1000/mo for share	400	empty property	Yes			Shofar + 1 bid/m below legal min.	Yes	Sublet or temporary housing	friends at yard and 21st, now at 80 crescent ave	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, Rent increase	Yes	studio apt	223 Mission Street, San Francisco, CA	SF	6/1/2006	1140.72	
1283 30th Ave	8/1/2008	820	820	4495	No			4 increase	Yes	New permanent residence	Tenderloin, Larkin Street	SF	8/1/2013	1185	
84118 between Geary/Divisadero	7/1/2003	1078	1078	1200	Yes			2 Owner Move In	Yes	New permanent residence	118A chimney street SF, ca 84131	SF	7/1/2013	1200	
553 Teresita Blvd	1/1/2001	1080	1080	1200	Yes			in law studio	Yes	loggia in foreclosed home	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	1296 st	SF	7/3/2013	1250	
Steiner and Waller	8/1/2001	850	850	\$1,300	Yes			3 to 4	Owner Move In	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	
1462A Montgomery St SF CA 94133	7/1/2009	747.5	717.5	1400	Yes			Harassment, Buy Out, 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	840	840 2100-2400	Yes	Yes			1 Lawuit	Yes	New permanent residence	Madison	SF	9/18/2013	1600	
1417 Guerrero St	9/3/1992	550	550	4850	Yes			4 Ellis Act	Yes	New permanent residence	Dolores and 24th St	SF	6/1/2001	1600	
1235 Oak St #2	1/1/2006	1000	1000	1800	Yes			1 Ellis Act, Buy Out	Yes	New permanent residence	1285 Guerrero St SF SF	SF	2/1/2008	1650	
2402a Herten St	1/1/2007	635	635 5th unrented	Yes	Yes			4 unfair late fees we had	Yes	New permanent residence	278 Ocean Ave	SF	5/1/2013	1675	
1572 Green Highway	7/1/1980	894	894	1570	Yes			2 Harassment, Lawuit	Yes	New permanent residence	Parkmead	SF	2/1/2010	1690	
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	
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	
607 Shotwell	8/1/2004	\$263	\$263 (now) total for two people	Yes	Yes			2 Ellis Act	Yes	New permanent residence	2887 Folsom, SF, CA	CA	8/1/2005	\$1,740	
885 Dolores St, SF CA	2010	\$6,470	\$308	Yes	Yes			2 Lawuit, BB Harassment	Yes	New permanent residence	Alamo Square	SF	10/1/2012	1750	
24th and Rhode Island	12/1/2010	1,100 Monthly	1100		Yes			Studio	Harassment, Buy Out	Yes	New permanent residence	Dolores and Sanchez	SF	12-May	1756
3454 18th Street	9/1/1981	875	875 turned into TIC's	Yes	Yes			3 Ellis Act	Yes	New permanent residence	12th and Folsom, S.F.	SF	6/1/2008	1900	
381 Walker Street	1999	1400		Yes	Yes			"Getting out of the rental" 3 marks	Yes	New permanent residence	Capp & 16th	SF	2003	1900	
Cooverton at 18th Avenue	18/1 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 Harassment, Rent increase	Yes	New permanent residence	Bernal Heights, San Francisco	SF	8/28/2012	1850	
Mission District, San Francisco, CA	8/25/2004	1400	1400	2800	No			1 Harassment, Rent increase	Yes	New permanent residence	Bernal Heights, San Francisco	SF	8/28/2012	1950	
25th and Mission	4/15/2005	900	900	approx. 1900	No			2 Owner Move In	Yes	New permanent residence	Dolores Park	SF	4/15/2007	2000	
139 6th Avenue	8/1/1991				Yes			1 Ellis Act	Yes	New permanent residence	24th Avenue @ Clement	SF	8/15/2013	2000	
22nd avenue and Balboa at the corner	8/1/1995	1240	820	don't know	Yes			2 Harassment, Lawuit, relative owner move-in	Yes	New permanent residence	sunset district	SF		2000	
1127-45th Ave.	8/1/1994			no longer rental	Yes			2 Buy Out	Yes	New permanent residence	within San Francisco	SF	7/18/2005	\$2,200	
2227 Teresita St	7/1/1985	1200	400 unknown	Yes	Yes			3 Ellis Act, Owner Move In	Yes	Sublet or temporary housing	Fillmore	SF	7/1/2004	2400	
Castro at hill	3/1/2011	800	800	was endorsed & sold	Yes			2 Buy Out	Yes	New permanent residence	castro and walter	SF	3/1/2011	2500	
14 Avila St	8/1/1999	2500	1250	3500	Yes			2 Owner Move In	Yes	New permanent residence	Lucerne Alley, SOMA	SF	11/1/1999	2500	
728 Guerrero Street	1988, 1400 monthly	488.87		Yes	Yes			3 Harassment, Buy Out	Yes	New permanent residence	1085 Hampshire	SF	7-Jun	2600	
1834 15th Street	8/8/1985	\$2,350	\$588	\$2,750	Yes			Served Ellis Act papers, 4 then offered buyout	Yes	1 year lease at rent I can not afford	159 Dolores Street	SF	5/3/2013	\$2,750	
1777 Hayes Street and 1401 Upper Terrace	8/4/1995	\$1,750	\$375	\$2,800	Yes			2 Owner Move In, Harassment	Yes	New permanent residence	Bush and Laguna	SF	8/1/2010	\$2,800	
Haight/Walder	10/15/2005	805	805 S	Yes	Yes			1.5 Buy Out	Yes	New permanent residence	South Slope Bernal heights	SF	7/1/2013	2900	
1865 4th avenue	2/21/2011	1150	1150	0	No			3 Rent increase	Yes	New permanent residence	2248 51st ave of 84116	SF	6/21/2013	3000	
1678 Haight Street, SF 94117	8/15/2007	\$1,150	\$1,150	claims will have permits move in	Yes			3 pocket doors, technically 1	Yes	New permanent residence	5038 California Street, SF 94118	SF	9/15/2013	\$3,100	

2292 Paul St	9/1/2005	800	800	Yes		Owner Move In	Yes	New permanent residence	1830 Turk St, San Francisco	SF	12/10/2007	3200
1940 Taylor Street, #4118	10/28/2011	2820	2820	4385	Yes	Buy Out, Leasehold	Yes	New permanent residence	1845 Pacific Avenue, #4118	SF	3/15/2013	53,750
1174 Pine Street @ Lowerworth	6/1/2011	424	424	Yes		Harassment	Yes	Evicted into 2 by Alice	155K lease in bayview	SF	12/1/2012 free-housing	
87 Paul Street, SF CA #4118	1990	1400	175	Yes	8 total	Ellis Act, Harassment	Yes	Homeless		SF	2004	homeless
1250 Lowerworth Street, Apt. A	5/1/1996	700	700	unknown	Yes	3 Ellis Act	Yes	New permanent residence	Page and Baker Streets in the Heights	SF	8/1/2012	n/a
1489 Page Street	3/15/2010	3600	3600	Yes		Ellis Act, Owner Move In, Buy Out, Leasehold	Yes	Staying with friend's family	Bernal, Mission District	SF	8/7/2013	friend's rent-free
1244 Sacramento St, SF, CA 94115	1984	3378	3378	no	Yes	1 month rent check, and	Yes	Staying with friend's family	other side of SF	SF	11-Jul	staying with friends
87 Paul Street	1/1/1990	750	750	n/a	Yes	3 Ellis Act, Harassment	Yes	Homeless		SF	11/23/2004	
87 Paul Street	1/1/1990	700	700	TIC	Yes	3 Ellis Act, Harassment	Yes	Homeless, staying with friend's family		SF	11/24/2013	
908 Guerrero St	2/15/2011	800	800	1000	No	5 Rent Increase	Yes	New permanent residence	Mission District, San Francisco	SF	2/15/2013	
254 Fifth Avenue	5/4/1987				Don't know	Owner Move In, Harassment	Yes	moved to an apartment on the other street		SF	2/1/1998	
125A Fibert St, Studio/Garage	11/15/1991	562	562	Don't know	Don't know	Harassment, Rent Increase	Yes	Staying with friend's family	Excelsior/Noe Valley	SF	1/1/2008	
218b Alvarado	5/1/2000	3577	3577	Yes	Studio	Ellis Act, Harassment, Buy Out	Yes	Staying with friend's family	haight's point	SF	8/1/2011	
226, between Valencia / Mission	1/1/2012	1900	650	Yes		2 (Lit?) "subhabitable unit"	Yes	Sublet or temporary housing	Probert	SF	2/26/2014	

# Relocation to San Francisco

Original Address	Former Rent	Current Rent
866 Post Street	\$900.00	390
1258 8th Ave	680	412
2678 Folsom Street	\$328.60	625
2509 Bryant St	2800	535
128 Coleridge St	860	650
Halght & Ashbury	\$800	\$700
2509 Bryant Street, San Francisco	\$740	700
2509 Bryant Street	740	
552 Capp St	500	760
409 Crescent Dr	720	772
95 Hancock St	1037	800
430 Cortland	560	815
28th and Diamond, SF	600	825
1647 meallister st.	790	830
1020 Post Street	550	850
3730 20th st, sf, ca	460	890
58 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	1196
468 8th avenue, SF, CA		
94118 between Geary/anza	1078	1200
559 Teresita Blvd	1080	1200
155 buchenan st	1133	1250
Stelner and Waller	\$600	\$1,300
1064 Fell Street	835	1360
1480A Montgomery St, SF CA 94133	717.5	1400
645 Hyde St.	840	1600
1417 Guerrero St.	550	1600
1235 Oak St #2	1000	1650
2402a Harrison St	835	1675
1872 Great Highway	694	1690
3230 18th Street	850	1700
3230 18th Street	850	1700
807 Shotwell	\$263	\$1,740
988 Dolores St, SF CA	\$808	1750
24th and Rhode Island	1100	1758
3454 18th Street	878	1900
381 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	800	2000
139 5th Avenue		2000
22nd avenue and Balboa st on the corner	620	2000
1237-8th 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	466.87		2800
1834 15th Street		\$588	\$2,750
1777 Hayes Street and 401 Upper Terrace		\$875	\$2,900
Haight/Webster		805	2900
1985 48th Avenue		1150	3000
878 Haight 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
1868 Page Street			not paying, staying with friends rent-free
2744 Sacramento St, SF, CA 94115	\$978		staying with friends
67 Pearl Street		750	
67 Pearl Street		700	
1988 Guerrero St		800	
254 Fifth Avenue			
833A Filbert St, Studio/Garage		582	
20th & Eureka		\$877	
20th between Valencia / Mission		950	

BOARD of SUPERVISORS



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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

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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

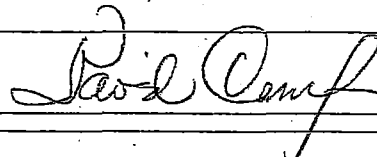
Subject:

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:

