

**2009 Housing Element
Renters Stakeholder Session
November 14, 2008**

- Threat of rent controlled apts being converted-ellis, condo, etc.
- Legal eviction process can be very intimidating
- Value of tenancy buy outs for vacancies
- CitiApartments known for harassing buyouts
- Led to Prop M but could be expanded
 - Public education (ad companies)
 - Legal Services (\$ and attorneys) link to 311
 - Homeless prevention
 - Expand niche groups to majority of rentals
- Make rent board as recognizable as MTA
- Do consortium for publicity
 - DBI, rent board orgs
 - Rent Board hearing backlogs
 - They see over crowding issues
 - Undocumented residents in biggest need for housing but “typical” affordable housing can’t house them
 - Pilot projects for Family Housing-Housing First for families by DHS-subsidizes units for two year
- While subsidies are expensive-what are you going to do with HUD funding shrinking
- Fed sub (public housing, sec 8) is totally at risk we have to have a plan to protect them
- 30,000 households on waiting list for 6,000 public housing units
- New rentals might meet “moderate” now, but they are not subject to rent control
- Market rate rental construction does not trickle down to affect overall affordability of city
- Concerns about how market rate rentals cause gentrification
- Chinatown-seismic concerns-can’t afford capital pass throughs
- People risk us building risk for seismic safety
- NIMBY’s for affordable housing still a problem
- Need to build accessible housing we are very short on our supply
 - Could be helped by building accommodations
- Court process is a constraint for keeping people in their homes
- We don’t have enough attorneys for these who need them in evictions process
- Costa Hawkins Act is a constraint
- Being more progressive for rentals is hard because of state government structures and laws
- Community apt/condo legislation
- Ellis Act and Costra Hawkins are the big concerns
- Buy out inquires were surpassing Ellis Act inquires at Tenants Union
- Private landlords must accept section 8
 - People get voucher and can’t find housing or they are ending up in very specific neighborhoods
- Working with Housing Authority makes it not worth it for many landlords
- Support the need/desire for at-risk unit inventory
- Concerns about foreclosures-because single family dwellings are exempt from rent control under Contra Hawkins
- Many SRO are now run by the City or non-profits
- Need to track down if SRO’s are being converted under radar

- Make connection to foreclosed or vacant pied-e-tere to section 8 voucher needs
- HSA Master lease program – SRO's empty out some-times with or without or against cause
- Need to re-evaluate HSA master lease program
- For GA residents in SRO's most paying near 100% of their income towards housing