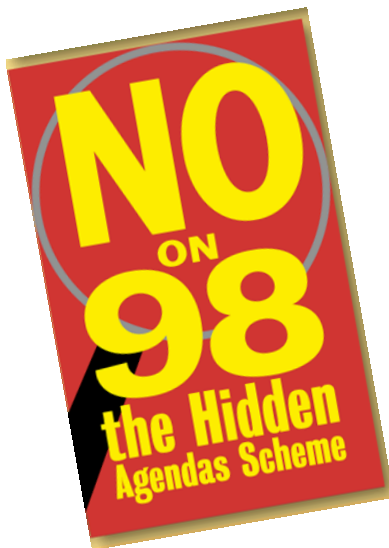




# Renter's Voice

## Hate 98 but 99 is fine

*Beware of rent control repeal on June ballot!*



The bad news is that there's a rent control repeal measure on the ballot this June, but the good news is there's an alternative measure as well.

**Prop. 98**, a proposition that purports to be about eminent domain reform, actually repeals rent control throughout the state of California. It was put

on the ballot by the Howard Jarvis Tax Foundation, the same folks who gave us Prop. 13. Their intent, they say, is to reform eminent domain, the process by which the government takes away private property for projects such as roads or bridges. While proponents say that under 98

*continued page 4*

### New counseling program for Section 8/ Public Housing

HRCSF is teaming up with **Bay Area Legal Aid** to provide expanded advocacy and legal services for residents of federally-subsidized housing. **Carrie Craig**, a former volunteer in our Section 8/public housing program, has been hired to assist public housing and section 8 renters with their housing problems. In addition to seeing clients at our walk-in clinic, she will be helping to staff our new Bayview renter's rights clinics. Times and locations p. 2.



### HOW TO GET INVOLVED IN THE NO ON 98 CAMPAIGN

**Save Rent Control Committee**  
c/o SF Tenants Union, 558 Capp,  
SF CA 94110, 282-5525

**No on 98/Yes on 99**  
1121 L St., Suite 803, Sacramento,  
CA 95814, 916-443-0872



**Phone banking:** 415-703-8634

**Internet Resources:**  
Oppose the Landlord Scheme  
[www.rentersrights.blogspot.com](http://www.rentersrights.blogspot.com)

[www.saverentcontrol.net](http://www.saverentcontrol.net).



## FROM THE DIRECTOR

It is a crucial time to be part of the struggle for renter's rights and affordable housing in San Francisco. We are in the fight of our lives as we fend against the disastrous and sneaky ballot measure (Prop 98), which would end rent control in our city.

At the same time, we are seeing the winds of change sweep over our public housing and section 8 programs, as the Housing Authority undergoes a transition in leadership that could finally signal improvement in the lives of our lowest-income renters. Another sign of hope is that the SF Housing Justice movement is growing and gaining momentum for the passage of an affordable housing charter amendment, which would bring millions of dollars in sorely needed funding for housing development for low-income families. Through the committed efforts of housing advocates, we have also successfully ensured that proposed housing projects funded by our tax dollars provide a benefit to those who need it most: Low-income renters. Thanks to these efforts, the future occupants of 55 Laguna, for instance, will reflect the whole of San Francisco, not just the affluent few.

Building on our legacy since 1979, Housing Rights Committee is engaged in the many campaigns to protect and expand the rights of renters, improve living conditions for tenants, and preserve and increase affordable housing. As we continue to provide free, high quality tenant's rights counseling services to all San Franciscans, we never forget the need to be involved in creating change for renters. There are many ways that we seek to maintain our commitment to increase the power of renters through advocacy and organizing activities. They include:

*The Battle Against Proposition 98:* Our staff and volunteers are mobilizing to run phone banks, drop literature and keep the media spotlight on the insidious statewide ballot measure (Prop 98) that, under disguise as an "eminent domain" reform measure (See front-page story), would end rent control in cities across the state.

*continued on page 3*

## STAFF

### **Sara Shortt**

*Executive Director*  
sara@hrssf.org (x106)

### **Stephanie Brandon**

Lead Housing Counselor  
sbrandon@hotmail.com (x103)

### **Carrie Craig**

Subsidized Housing Advocate  
carrie@hrssf.org (x108)

### **Hing-Chee Chan**

Organizer  
hing\_chee@hotmail.com (x107)

### **Tommi Avicolti Mecca**

Director Counseling Program  
tmecca@hrssf.org (x102)

## NEW PUBLIC HOUSING/SECT. 8 RENTERS RIGHTS CLINICS

### **HUNTERS VIEW**

245 MiddlePoint Rd  
(upstairs)  
Tues & Fri, 9am-1pm

### **ALICE GRIFFITH**

Opportunity Center  
Wed, 9am-1pm

### **CITY COLLEGE**

Career Ctr  
1800 Oakdale/Phelps  
Mon & thurs, 1pm-5pm

### **HRCSF**

427 S. Van Ness  
Mon-Thurs, 1-5pm

### **BAYVIEW LIBRARY**

5075 3rd St/Revere  
3rd Wed. of month  
3pm-6pm

# DIRECTOR'S REPORT

*continued from p.2*

*Housing Authority Reform:* HRCSF has been at the forefront of pushing for more accountability for the dysfunctional SF Housing Authority, which runs the section 8 and public housing programs. This year, we have coordinated a series of community forums to gather feedback and suggestions about the SFHA and its programs. We have also been working to educate and engage public housing and section 8 residents in the annual plan process as a tool to bring tenant voices to the table.

*Public Housing and Section 8 Renter's Rights Counseling:* We are very excited to be launching our new counseling program for residents of federally-subsidized housing in collaboration with Bay Area Legal Aid. We now have a city-wide renter's rights hotline and four new drop-in counseling sites in Bayview/Hunters Point (two of which are onsite at public housing developments)

to better serve renters who need the special expertise and intensive advocacy of subsidized housing experts.

*Fighting for Housing Justice!* We are committed to building a powerful movement for housing justice in San Francisco and are looking forward to continuing our work with groups such as Coleman Advocates, Council for Community Housing Organizations and South of Market Community Action Network to bring about the successful passage of an Affordable Housing Charter Amendment in November.

*Thanks for your support!*

**Public Housing/Section 8  
Renters Rights Hotline  
415-354-6353**

*Support the work of the Housing Rights Committee!  
Keep our services free. Stay informed on tenants issues.  
Become a member today by sending \$10 or more.*

Name \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Amount \_\_\_\_\_ Renewal? \_\_\_\_\_ Phone # \_\_\_\_\_

E-Mail \_\_\_\_\_ Volunteer? What times? \_\_\_\_\_

*Cut out this form and mail it to HRCSF, 427 So. Van Ness SF CA 94103*

# Hate 98, but 99 is fine

an apartment will only lose rent control after the current tenant moves out, landlords will have every incentive to get tenants out of their units so that they can raise the rents. As we saw during the dot-com boom of a decade ago, thousands will face eviction through bogus or real means.

Some legal experts believe that 98 will eliminate just cause and other tenant protections, thus giving landlords an easy way to get rid of long term tenants and rent control on their below-market apartments.

**Prop. 99**, on the other hand, fixes the eminent domain problems that need fixing, without repealing rent control or tenant protections. It was put on the ballot by our side to counter 98. If Prop. 99 passes, even with one vote, it prevails and rent control is saved. So it's important to let folks know that they should also support 99.

Come June 3, **vote no on 98, yes on 99** and save your rent-controlled apartment. Spread the word.

### Bullet Points:

- Prop. 98 repeals all rent control in California.
- It could also repeal all tenant protections, such as just cause.
- 85% of the funding for Prop 98 is from big landlords.
- Local municipalities would not be able to enact rent control again.
- In SF, 350,000 tenants (and 180,000 apartments) have rent control.

**Housing Rights Committee of SF**  
*a project of the Tides Foundation*  
427 South Van Ness  
San Francisco, CA 94103  
415-703-8634

Nonprofit  
organization  
US Postage  
PAID  
Permit #151  
SF CA

