



TENANTS TOGETHER

California's Statewide Organization for Renters' Rights

Summer 2011

Rents Soar As Economy Stagnates

Perennial New York mayoral candidate Jimmy McMillan is right: the rent is too damn high. And it's getting higher. Nationally, and across California, rents are surging despite poor economic conditions.

The Wall Street Journal reported in July that "apartment landlords are enjoying rising rents and falling vacancies." Rents rose nationally in the second quarter of 2011. Of the cities surveyed across the country, rent levels are rising fastest in San Jose, California.

Rental vacancies have declined for the first time in several years. As homeowners are losing their homes to foreclosure, the pool of renters continues to increase, driving down vacancy rates and driving up rents. Homeownership rates across the nation have fallen dramatically, pushing more and more people into competition for scarce rental units. Renters are literally paying the price for decades of government policy designed to promote homeownership at the expense of creating affordable rental housing opportunities. At the same time, financial institutions are gobbling up foreclosed properties, kicking homeowners and renters out, and keeping the properties vacant. Their stubborn refusal to rent out these homes is exacerbating the shortage of available rentals.

As a result, tenants are forced to pay higher and higher percentages of their incomes to rent. The target of no more than 30 percent of income to rent is nowhere near reality for most Californians. Those who cannot pay rising rents are at the mercy of their landlords. Tenants who are just three days late on their rent can be evicted from their homes. Tenants looking for new housing are usually required to

The
RENT
is
TOO HIGH

show that their income is sufficient to cover rent, so as rents rise and incomes stagnate, obtaining a new rental unit becomes increasingly difficult.

In search of affordable and available rentals, many tenants must move far from their communities, schools, and social networks. Some move into overcrowded or substandard units. An increasing number of tenants find themselves priced out of decent, affordable housing, and living in shelters, temporary quarters, or on the streets.

Economists talk of stagflation – where living costs are rising but unemployment is high and wages are down. It's a terrible situation that California renters know too well. Costs of education, health care, gas, food, and rent are on the rise, while wages stagnate and unemployment remains high. At the same time, safety net programs are being ruthlessly slashed.

Tenants who are in cities with rent control get some relief from rising rents as long as they remain in their homes, though once they move,

California law provides that the rent can be reset to market levels.

Meanwhile, a California Court of Appeal decision (Palmer) has severely limited the ability of cities to require affordable rental units as part of new residential housing developments. Legislation is pending to overturn the decision, but until that passes, cities with inclusionary housing laws are seeing the prospect of new affordable rental units dwindle.

Though unpopular among judges and landlords, laws restricting rents remain extremely popular with most Californians. When landlords attempted to outlaw rent control in 2008, California voters crushed the measure (Prop. 98) at the polls by a 22-point margin.

Indifferent to the hardship renters are enduring in this economy, some major landowners continue their efforts to weaken rent control laws, particularly in mobilehome parks. For example, the San Diego Union Tribune recently reported that "those representing the interests of mobile home park owners in Chula Vista paid people to attend two recent meetings where the City Council voted to allow those owners to increase rent whenever a mobile home is sold."

Industry representatives can barely contain their glee over the profit opportunities at the expense of working people. "Rising rents and falling vacancies are the perfect situation for landlords," said Rich Anderson, an analyst for BMO Capital Markets. "It's like drinking without the hangover."

Now is the time for tenants to organize and mobilize for fair rents. To get involved, contact us at info@tenantstogether.org.

Building a Movement to take on Special Interests

Sacramento was not kind to renters this session. Landlord lobbyists flooded the halls of the Capitol, lying about bills, and their deception – combined with their campaign contributions – worked, at least in the short run.

We were particularly disturbed by the vote on AB 934 (Feuer), a bill to restore landlord accountability for illegal evictions. This modest but essential bill failed on the Assembly floor, with significant Democratic opposition. Democratic assemblymembers Isadore Hall and Jose Solorio even took to the floor to regurgitate irrelevant and offensive landlord talking points in a transparent attempt to curry favor with the real estate lobby.

Our elected officials' blatant disregard of tenants highlights the need for California's millions of renters to organize. Our efforts to build a strong base of tenants around the state continue to gain momentum. We've provided free counseling to over 5,000 tenants, distributed renters' rights info to thousands more, and ignited a renters' rights movement that has been dormant for decades. Thousands of tenants have joined this movement for fairness and justice for California's renters, and new members are joining every day. If you aren't a member yet, use the back of this newsletter to join!

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www.tenantstogether.org

Tenants Together is leading efforts to mitigate the devastating impact of the foreclosure crisis on tenants across the state.

Foreclosure Update

Tenants Together has been at the forefront of efforts to address the plight of tenants in foreclosed properties. Tenants are the hidden victims of the foreclosure crisis and have been largely ignored by the media and policymakers. Our research shows that at least 38 percent of all foreclosed units are inhabited by renters. When banks take over these properties, tenants face a host of problems, such as utility shut-offs, lock-outs, unfair evictions, and loss of security deposits.

Notable Highlights:

- 1) The federal Protecting Tenants at Foreclosure Act has been clarified and extended to 2014.
- 2) TT released our Third Annual Report on the plight of renters in foreclosure, finding that at least 38% of foreclosed units are rentals. The report is available on our website, www.tenantstogether.org.
- 3) The Los Angeles City Attorney filed a lawsuit against Deutsche Bank for violating tenant protection laws after foreclosure.
- 4) TT's Tenant Foreclosure Hotline – the only hotline of its kind for tenants in California – continues to provide a crucial service for tenants. Through the hotline, we have assisted over 5,000 tenants across the state since 2009.
- 5) TT led a coalition of nonprofits that successfully encouraged California's Attorney General to investigate illegal treatment of tenants after foreclosure.
- 6) TT mailed thousands of "know-your-rights" packets to tenants across the state in properties at risk of foreclosure.
- 7) TT continues to work with our members to pass anti-eviction laws at the local level in California cities.
- 8) TT's pressure on financial institutions to adopt non-eviction policies is yielding results. Fannie Mae, Freddie Mac, and JP Morgan Chase have adopted policies to reduce evictions of tenants after foreclosure.

If you would like to get involved in our work to protect renters from abusive banks, investors, lawyers, and real estate agents, please join your local Tenant Action Group. For information about your local TAG, or to start one, contact us at 415-495-8100 or tag@tenantstogether.org.



FORECLOSURE HOTLINE

To contact the Foreclosure Hotline, call 888-495-8020 or visit www.tenantstogether.org/hotlineintake

Organizing Report

As California's only statewide organization for renters' rights, Tenants Together provides a platform for tenants to build power at both the local and state level. Often times, tenants in cities without local protections have few local resources to which they can turn. Tenants Together is proud to work with renters across the state and connect them to a network of thousands of individuals who are not only interested in fighting to protect and expand their rights, but who are actually doing it this very moment.

Fifteen cities in California currently have local just cause laws protecting tenants' rights to stay in their homes, but many cities lack these local protections. In just three short months, tenants in the city of Ridgecrest went from having absolutely no local tenant protections to passing a just cause for eviction ordinance. When a group of Ridgecrest renters found themselves facing eviction through no fault of their own, they contacted Tenants Together to learn about their rights. They found out that their city council had the power to pass a local law that could determine whether or not the roof over their head remained there, and they quickly took action. The council responded by passing a local just cause for eviction law, and our members had a new tool in their box to fight back against the unfair evictions brought on by the foreclosure crisis.

A similar story is unfolding in Merced. Our local members, after seeing firsthand how the foreclosure crisis is impacting renters, have begun mobilizing tenants and demanding action from their elected officials. By reaching out to fellow tenants and maintaining a strong presence at city council meetings, our members have forced the local government to stop and take notice.

These campaigns make up one aspect of our organizing work and are an integral part of our mission to strengthen renters' rights across the state. If you would like to help kick-start similar efforts in your area, contact us at 415-495-8100 or tag@tenantstogether.org

JUST CAUSE

The passage of a just cause for eviction ordinance represents a cost-free and effective way to stop the unfair evictions of tenants after foreclosure.

The following cities have just cause for eviction protections:

Berkeley • Beverly Hills • East Palo Alto

Glendale • Hayward • Los Angeles

Maywood • Oakland • Palm Springs

Richmond • San Diego • San Francisco

Santa Monica • Thousand Oaks • West Hollywood

Add your city to this list! Visit www.tenantstogether.org to learn more about passing a just cause ordinance in your city.

MEMBER SPOTLIGHT

The Dirickson Family Merced, California

Michelle Dirickson, a California native, has lived in Merced since 2003 with her husband and their two children, Tyler and Evelyn. The Diricksons, who had paid rent consistently and on time, were caught by surprise last summer when they came home to a notice on their door. On June 21, 2010, the Diricksons learned that their landlord went into default on the property and the home would be sold at auction on July 15.

Until that day in June, the Diricksons were told absolutely nothing about the possible fate of their own home. Time and time again, we see responsible, rent-paying tenants suffer from a crisis they did absolutely nothing to create.

At auction, the property went back to the bank, and the Diricksons experienced what became an endless series of knocks on their front door. A realtor had been hired to vacate the property the Diricksons occupied. The realtor posted notices on their door falsely stating that eviction proceedings had already begun. She then pressured them to sign a cash-for-keys agreement, and threatened not to help with any relocation assistance if they did not leave within the 30 day period she arbitrarily imposed.

The Diricksons connected with Tenants Together and learned about their rights. Many factors weighed into their decision to relocate. Most important to them was finding a place that would allow their 17-year-old son, Tyler, and 14-year-old daughter, Evelyn, to finish the school year.

According to the federal Protecting Tenants at Foreclosure Act (PTFA) signed into law by Obama in May 2009, the Diricksons were entitled to stay in their home for 90 days before vacating the property. Unfortunately, the intense harassment they experienced on a daily basis led them to move as quickly as possible. They had no luck in finding a rental of similar size that would accept their pets and keep their children in their school district. They ended up downsizing by fifty percent and started transporting their son to school so he could finish out his senior year.

The Diricksons' story illustrates a sad reality: tenants in the city of Merced have absolutely no local tenant protections to turn to in a time of need. Renters continue to be the forgotten victims of the foreclosure crisis - a

crisis they did nothing to create. The Diricksons are working together with other renters in Merced to educate tenants on their rights pursuant to



Michelle Dirickson (right) with TT member Angela Fragulia (left) and TT Organizer Giti Dadlani

the federal PTFA and to connect individuals to local and statewide resources for counseling and assistance. The Diricksons are also working on a campaign to pass a local just cause for eviction law in the city of Merced so that families who find themselves in a similar situation in the future are protected.

RAISING THE ROOF FOR RENTERS

TT hosted our first major fundraising event, Raising the Roof for Renters, on June 23. Members from Merced, San Jose, Oakland, Berkeley, San Francisco, and other cities came together for a very successful event to support our work.



Assemblymember Tom Ammiano with supporter Esther Marks and his TT Certificate of Honor

At the event, TT Director Dean Preston presented the Honorable Tom Ammiano, California Assemblymember of the 13th district, with an award for his fearless and long-standing advocacy for economic justice and renters' rights. Gabe Treves, former TT Program Coordinator, presented Kent Qian, Esq. of the National Housing Law Project with an award for his tireless efforts to protect the rights of renters in foreclosed properties. Giti Dadlani, TT Organizer, presented Michelle Dirickson and Angela Fragulia, two TT member activists in Merced, with awards for their unwavering commitment to empowering Merced renters.

The evening continued with a successful auction, thanks to auctioneer Eric "Doc" Smith, great auction item donations, and generous bidders.

Tenants Together would like to thank everyone for their hard work in the weeks before the event, for help behind the scenes at the event, and for joining us! Because of you, the statewide movement for renters' rights continues to strengthen and grow.



LOCAL HIGHLIGHTS

LOS ANGELES

L.A. City Attorney Sues Deutsche Bank for Tenant Abuse

In May 2011, the City Attorney of Los Angeles filed a civil law enforcement action against Deutsche Bank for failing to maintain foreclosed properties, and for illegally evicting tenants caught in the middle of the foreclosure situation.

According to the City Attorney's Office, "Deutsche Bank has become one of the largest slumlords in the City of Los Angeles."

This is an important step toward holding banks accountable for abusing tenants after foreclosure. In addition to holding Deutsche accountable for its conduct, this case should serve as a warning to all financial institutions to start acting like responsible landlords when they acquire renter-occupied foreclosed properties.

Tenants and advocates across the nation should keep an eye on this case. If it is successful, it would be the first time that a municipality was able to collect penalties and restitution from a bank for abuse of tenants after foreclosure.

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Mass Demolition Plan Threatens L.A. Renters

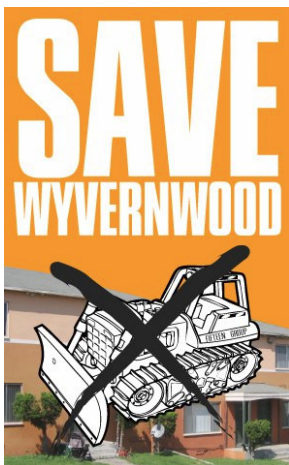
Los Angeles tenants are fighting a demolition plan that would displace tenants. Fifteen Group seeks to bulldoze over 1,100 rent-controlled homes, affecting thousands of low-income renters. Located in the Boyle Heights area of Los Angeles, Wyvernwood Gardens consists of low-rise (mostly two-story) apartment buildings containing 1,187 units. The Miami-based development firm announced plans for demolishing the existing homes and rebuilding on the site over a 10-year period. These proposed plans, and others like them, ignore the trauma of mass displacement of people

from their homes. Many of these residents have lived for decades in their affordable rental homes.

The plans would demolish an historic community in East L.A. and displace a huge number of working-class Latino renters. The developers claims they will relocate residents to new rent-controlled units, but there can be no guaranty of enforceability of such promises under current law.

Wyvernwood tenants and their allies are organizing to stop the demolition plans. The

developers are now in the process of submitting an Environmental Impact Report.



LOS ANGELES is California's largest city with an estimated population of 3.8 million. 60% of the city's residents are renters. L.A. has rent control with just cause eviction protections.

MERCED

City Council to Consider Anti-Eviction Law

Nearly 60% of Merced residences are occupied by renters. Despite this high percentage of renters, Merced tenants lack basic protections that tenants in many other California cities have. Currently, Merced renters have no protection from arbitrary evictions, which has left them vulnerable to abuse by banks after foreclosure. The foreclosure crisis has negatively impacted thousands of tenants through no fault of their own and created a need for additional education, resources, and local protections.

Tenants Together members in Merced have been coordinating a campaign to educate their fellow renters about their rights in general and in foreclosure situations. Merced renters took their stories to the city council and are advocating for the passage of a local just cause for eviction ordinance. As this newsletter went to print, the Merced City Council was adding the issue to its agenda. For the latest news, sign up for our alerts at www.tenantsaltogether.org or visit our blog, www.rentsandrants.org.

MERCED is the county seat of Merced County. The city has a population of approximately 80,000, and 60% of its residents are renters.

ORANGE COUNTY

O.C. Legislators Fail to Represent Tenants

Approximately 39% of the residents of Orange County are renters. Their state representatives do what they are told by landlord lobbyists. Both Senator Lou Correa (D - Orange County) and Assemblymember Jose Solorio (D - Orange County) are major recipients of real estate industry campaign money.

Last year, Senator Correa killed a bill to prevent state pension funds from investing in mass-eviction schemes. When the bill landed in Correa's committee, the bill had already passed the assembly by a big margin and was not even opposed by the pension funds whose investments were being limited. Correa quickly delivered for real estate speculators who lobbied against the bill and made sure the bill died in his committee.

Assemblymember Solorio is no better. As noted on the front page of this newsletter, this session Solorio didn't just vote against a bill to restore accountability for illegal evictions, he also took the remarkable step of rising and speaking on the floor against a fellow Democrat's bill, regurgitating landlord talking points and leaving no doubt that Solorio cares more about protecting bad actor landlords than innocent tenants who are illegally evicted from their homes.

Orange County renters must build local power in order to change this dynamic and address rising rents and other challenges facing tenants.

ORANGE COUNTY is the third most populous county in California, with over 3 million residents. Approximately 39% of its residents are renters.

SAN FRANCISCO

S.F. Loses Prominent Tenant Advocate

Miguel Wooding, Executive Director of the Eviction Defense Collaborative, was killed in a tragic accident while vacationing with his family in Mexico.

Miguel began volunteering at the San Francisco Tenants Union in 1991 and soon became a core SFTU member, contributing to all aspects of the organization. Miguel was a powerful and effective advocate, whether organizing tenants on the ground or testifying in official settings.

In 1995, Miguel formed and directed the Eviction Defense Collaborative to provide assistance to tenants facing eviction. When he saw that the EDC could help struggling tenants stay in their homes by offering them no-interest loans to cover back rent, Miguel found the funds to create RADCO, EDC's Rental Assistance program. Each year, EDC provides emergency legal services and rental assistance to over 5,000 tenants in San Francisco.



Miguel cared deeply about the work he did and the people he helped. He always had a smile and a friendly greeting for anyone who crossed his path, no matter how busy he was. We are devastated to lose Miguel so suddenly and too soon.

To connect with the Eviction Defense Collaborative, visit www.evictiondefense.org.

San Francisco Tenants Organize Against Mass Housing Demolition Plan

Stellar Management seeks to bulldoze over 1,500 rent-controlled homes at Parkmerced, San Francisco's largest rental housing complex. Many of these residents have lived for decades in their rent-controlled apartments.

There is a fundamental problem with a proposal to bulldoze an existing residential community in the name of building new housing, especially when the housing to be demolished is sound, rent-controlled housing.

Under this mass demolition plan, tenants would be forced to endure 30 years of construction and be displaced from their current homes. Further, there is legitimate concern that the promised "replacement housing" will never materialize.

Developers claim they will replace the demolished housing with some number of new affordable rental housing units, but under state law and recent court decisions, there can be no guaranty that newly constructed housing will be affordable rentals, a point conceded by San Francisco's City Attorney.

Refusing to accept the mass demolition plan, the San Francisco Tenants Union embarked on an ambitious referendum campaign and gathered approximately 19,000 signatures in less than one month in an effort to put the project on the ballot. In addition, the Parkmerced Action Coalition (PMAC) has filed a lawsuit that could stop the project in its tracks.

SAN FRANCISCO is the fourth most populous city in California, with a population of approximately 800,000. 65% of its residents are renters. S.F. has a rent control ordinance with just cause eviction protections.

SAN JOSE

San Jose Organizing Efforts Result in Repairs

At a community meeting in October 2010, Gloriela Cervantes and other residents of a twelve-unit apartment complex in San Jose approached Sandy Perry of the Affordable Housing Network of Santa Clara County. The tenants had been without hot water for two weeks and their calls to City Code Enforcement had gone unanswered.

This lack of basic service triggered the formation of a residents association. Tenants in this building were living with shocking conditions, including major plumbing leaks, broken sink drains, roach infestations, inoperable stoves, mold, mildew, broken and loose floor tiles, and collapsed ceilings. The landlord consistently ignored their efforts to communicate the need for major repairs.

Together, these San Jose tenants carefully documented the code violations by taking photographs and writing reports. They contacted local community organizations, as well as the Public Interest Law Foundation of Silicon Valley, for additional assistance in learning and exercising their legal rights. The Law Foundation began interviewing residents, documenting conditions, and contacting the landlord of the San Jose complex, as well as the code enforcement division.

Earlier this year, the tenants and advocates organized for a major city inspection. The inspector authored and delivered a seven-page letter of code violations to the landlord. Over the course of many months, almost all of the repairs have finally been completed.

Too often, California tenants are denied their legal right to a safe and habitable home. This case in San Jose is indicative of what tenants across the state experience, and San Jose tenants have illustrated what is possible when tenants come together to make demands with a strong and unified voice. It is through this type of education, outreach, and organizing that we force landlords to provide habitable homes and respect the rights of those who are far too often abused and ignored.

The tenants are seeking reduced rents as compensation for the prolonged code violations, and they continue to organize to fight their battle for timely repairs on into the future. The landlord is already showing signs of backsliding.

"We will continue fighting until everything is fixed," said Rosa Cedano. "We are all united."



SAN JOSE is the third most populous city in California, with a population of about 950,000. 39% of its residents are renters. San Jose has rent control but no just cause for eviction protections.

STATE LEGISLATIVE UPDATES & COURT WATCH

Tenants Together monitors tenant-related legislation in Sacramento, as well as the development of landlord-tenant case law. Here's a summary of key issues in state government and in the court system that affect tenants. Be sure to check out our website and sign up for regular email updates.

2011 LEGISLATION

AB 934 Assemblymember Mike Feuer (D-Los Angeles)

Rolling Back the Court-Created Immunity for Landlords Who Violate Eviction Laws

AB 934, authored by Assemblymember Mike Feuer, would have amended California's litigation privilege, Civil Code 47(b), to allow tenants and law enforcement to hold landlords responsible for illegal eviction activity. This bill would have restored essential tenant protections that existed for decades before the courts improperly extended immunity to landlords for illegal eviction conduct. It failed on the Assembly floor.

AB 265 Assemblymember Tom Ammiano (D-San Francisco)

Saving Tenants From Unfair Eviction for Late Payment of Rent

AB 265, authored by Assemblymember Tom Ammiano, would provide a right to redemption for residential tenants who are being evicted for nonpayment of rent. The bill would ensure that tenants are not evicted from their homes over nonpayment of rent if they can come up with the rent money and specified costs after the expiration of the 3-day pay or quit period. Without this bill, tenants who are just four days late on rent can be thrown out of their homes even if they are willing to pay all the rent due. There was no vote on this bill. It is now a two-year bill and will be taken up in the next session.

SB 184 Senator Mark Leno (D-San Francisco)

Reestablishing the Ability of Cities to Enforce Inclusionary Housing Laws That Require Affordable Rental Housing

SB 184, authored by Senator Mark Leno, would make clear that state law does not prevent cities from enforcing inclusionary housing laws that require developers to include affordable rental housing units as part of new construction. This bill would effectively overrule the Palmer decision, a court case that held that a local inclusionary housing law was preempted by state law to the extent that it required affordable rentals. The bill failed on the initial vote on the Senate floor. It is now a two-year bill and will be taken up in the next session.

SB 337 Senator Christine Kehoe (D-San Diego)

Clarifying That Tenants Can Post Political Signs

SB 337 limits a landlord's ability to prohibit a tenant from posting or displaying political signs. Without this bill, many tenants cannot fully enjoy basic free speech rights to post political signs without running the risk of receiving an eviction notice. The bill passed the Senate and is before the Assembly.

Landlord Money and the Latino Caucus

Assembly Speaker John Perez (D-Los Angeles) successfully pressured the California Legislative Latino Caucus to disclose the identity of donors who contributed more than \$400,000 to its nonprofit foundation since 2009. The California Real Estate PAC is one of the biggest donors. Of the 15 Assembly members in the caucus, 13 recently voted to protect landlords who perform illegal evictions from liability (AB934).

RECENT COURT RULING

Court Victory Protects Subsidized Tenant From Rent Increases Based on Settlement Awards

Los Angeles Superior Court Judge James C. Chalfant ruled that a housing authority may not raise a subsidized housing tenant's rent because she received a personal injury settlement which was placed in an irrevocable trust. The judge ruled in favor of Sheila Finley, a low-income 64-year-old Santa Monica tenant with disabilities who participates in the federally subsidized Housing Choice Voucher program (formerly Section 8).

Under the program, tenants are supposed to pay only 30% of their income for rent. When Ms. Finley received settlements of two personal injury lawsuits, they were placed in a Special Needs Trust, from which a trustee makes sporadic payments to cover some of Ms. Finley's needs. The Santa Monica Housing Authority treated these distributions from the trust to third parties as income and raised her rent accordingly.

Ms. Finley, represented by Western Center on Law & Poverty and the Legal Aid Foundation of Los Angeles, filed a petition for writ of mandate, which Judge Chalfant granted. He relied on a federal regulation which excludes from countable income "[I]ump-sum additions to family assets, such as . . . settlement for personal or property losses."

Housing advocates celebrated the decision and predicted that the case could have national impact. Congratulations to Ms. Finley, the Western Center, and LAFLA on this important victory for tenants.

READ OUR BLOG!

RENTS & RANTS
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www.rentsandrants.org

ABOUT TENANTS TOGETHER

We are California's only statewide tenant rights organization, uniting individual tenants, tenant organizations, and other allies in the struggle for fairness and justice for California's estimated 15 million renters. Tenants are disproportionately low-income people, seniors, students, immigrants, and people of color who are struggling for daily survival. Through education, organizing, and advocacy, we work to galvanize a statewide movement for renters' rights.

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- Gen Fujioka** - Nat'l Coalition for Asian Pacific American Comm. Dev't*
- María Guadalupe Arreola** - San Francisco Human Rights Commission*
- Larry Gross** - Coalition for Economic Survival*
- Ted Gullicksen** - San Francisco Tenants Union*
- Michelle Kezirian** - Bet Tzedek Legal Services*

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- Leah Simon-Weisberg** Legal Director
- Giti Dadlani** Organizer
- judy b.** Office Manager



*For identification purposes only

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- Litt, Estuar & Kitson, LLP**
- Michelle Kezirian**
- Randy Shaw**
- Law Offices of J. Wallace Oman**
- Westley Law Office**

OUR VOLUNTEERS

On behalf of all our members, Tenants Together would like to thank our team of committed volunteers who generously donate their time to our cause:

- Sam Davidson**
- Judy Golden**
- Margaret Hough**
- Glendon Anna Conda Hyde**
- Aimee Inglis**
- Gary Lewis**
- Ben Malley**
- Meghan McSweeney**
- Chandani Patel**
- Ivana Vidojkovic**
- Temnee Wright**

This is the fifth issue of the Tenants Together newsletter.

To access archived publications, visit www.tenantstogether.org or call our office at **415-495-8100** to receive a copy via US Mail.



MEMBER ORGANIZATIONS

Thanks to each of our current member organizations for their work to strengthen tenant rights in California!

- Affordable Housing Advocates**
- Affordable Housing Network of Santa Clara County**
- Asian Law Alliance**
- Asian Law Caucus**
- California Affordable Housing Law Project**
- Causa Justa :: Just Cause**
- Coalition for Economic Survival**
- Coalition of Mobilehome Owners - California**
- Community Legal Services in East Palo Alto**
- Eviction Defense Collaborative**
- Eviction Defense Network**
- Fair Housing Council of Riverside County**
- Fair Rent Coalition**
- Fresno Interdenominational Refugee Ministries (FIRM)**
- Housing Rights Committee of San Francisco**
- Inner City Law Center**
- Isla Vista Tenants Union**
- Legal Aid Society of San Mateo County**
- Legal Assistance to the Elderly**
- Marin County Grassroots Leadership Network**
- National Housing Law Project**
- San Francisco Tenants Union**
- Santa Monicans for Renters' Rights**
- Sunny Acres Residents Association**
- Tenants Legal Center of San Diego**
- Tenderloin Housing Clinic**

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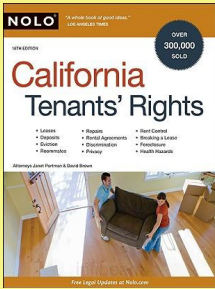
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 Members who contribute \$25 or more get a free T-shirt or eBook.



There are two ways to become a member of Tenants Together:

- Donor Member** \$_____ (sliding scale \$5-100)
 - I have enclosed a check OR I will donate at www.tenantstogether.org

Members who contribute \$25 or more get a free T-shirt or California Tenants' Rights eBook.

Please make your selection below:

- T-shirt [size: ____]
- California Tenants' Rights eBook

- Action Member:** Action Members pledge to take action for tenants' rights at least twice a year, by writing letters, attending rallies or hearings, or making phone calls for TT campaigns.
- Both:** Donor & Action Member

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