

VICTORY! Condo Moratorium Extended

by Charles Gale

The Condo Moratorium has been extended. It is another victory which helps preserve San Francisco's current housing stock.

The current Condominium Conversion Moratorium was due to expire at the end of 1985. A coalition of tenant groups, led by Bill Daley of Tenants for a Condo Moratorium, and strongly supported by Old St Mary's Housing Committee and other San Francisco Housing & Tenants Council members, began the campaign for strengthening and extending this ordinance in June.

At the October Planning, Housing and Development (PH&D) Committee meeting of the Board of Supervisors, proposals by Supervisors Kennedy, Silver and Molinari were on the agenda for consideration.

A large group of tenants, led by Old St Mary's members, turned out for this hearing, wearing visible identifying badges. Due to the turnout and well-organized testimony, the committee combined the various proposals and unanimously voted out a recommendation with all the features most strongly recommended by tenant spokespersons.

Bill Daley said, "It is really great how Old St Mary's can turn out people on such short notice. Their presence influenced the Supervisors to go for the longer occupancy requirement, which will help fight off speculation."

The version sent to the full Board for their approval included the following provisions:

1. Extension of the bill as it is currently on the books and effectively keeping

the conversion of rental units to under 200 per year.

2. This extension to be in effect for four years.

3. Requirement established of three-year residency for any person applying for condo conversion.

At the Board of Supervisors meeting on November fourth, all the members present for the vote favored the passage of the ordinance submitted by the PH&D Committee. The vote was seven for and none against, proving once more that with well organized action the tenants of San Francisco have clout at City Hall.

Bill Daley said, "Thanks to the volunteers for all the support at the PH&D Hearing." We can influence the politicians to act in our behalf for the community's benefit. □

Mission Tenants Lobby Sen. Foran

On Wednesday, October 30, the St Peter's Housing Committee sponsored an Informational Forum for the Latino Community on Renter's Rights and the Threat of AB 483. Over sixty persons attended the forum, where the key speakers were Pedro Ruiz from the SF Rent Board staff and Ricardo Callejo, President of the ParkMerced Residents Organization.

They stressed the need for the community to mobilize to prevent AB 483 from becoming law. Both speakers were received enthusiastically by the people attending the forum, most of whom had come to the St Peter's Housing Committee for help with their housing problems, over the last six months.

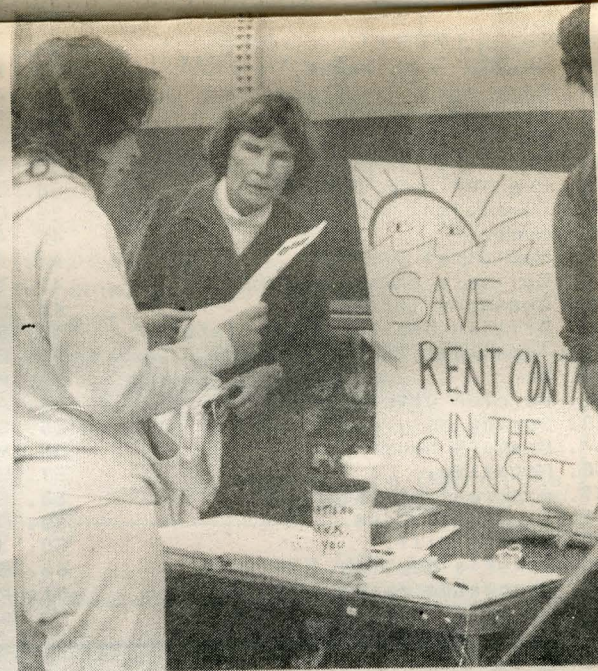
Everyone strongly favored having monthly meetings. Many were interested in joining one of the two standing committees to immediately begin work. Everyone left with petitions in hand, petitions demanding that Senator Foran take a position against AB 483, the Costa Bill.

St Peter's Housing Committee will present the petitions to the Senator when he attends our general meeting. If he does not respond, the

Last spring, the Senator was invited to a community meeting in the Mission to discuss his position on AB 483 with his constituents. He never responded to the St Peter's Housing Committee invitation. Now, we plan once again to invite the Senator to a General Meeting in early December to ask him to clarify his stand on the bill.

committee plans to take the petitions to him at his office, notifying the press of their visit and of the urgency of preventing the passage of AB 483. □

🌲🌲🌲🌲🌲
HAPPY HOLIDAYS!
SEE YOU IN '86
🌲🌲🌲🌲🌲



Sunset residents learn how Costa Anti-Rent Control Bill threatens them. More on Issues Committee's Sunset district signature drive and the bill on page 4.

What Costa's Anti-Rent Control Bill Means To You

What AB 483 will do:

- Create permanent Vacancy Decontrol in every California city.
- Exempt every single-family unit from rent protection.
- Reiterate existing control exemptions on new construction.
- Encourage landlords to evict tenants to raise rents.
- Set a precedent of removing housing from local control.

What AB 483 will not do:

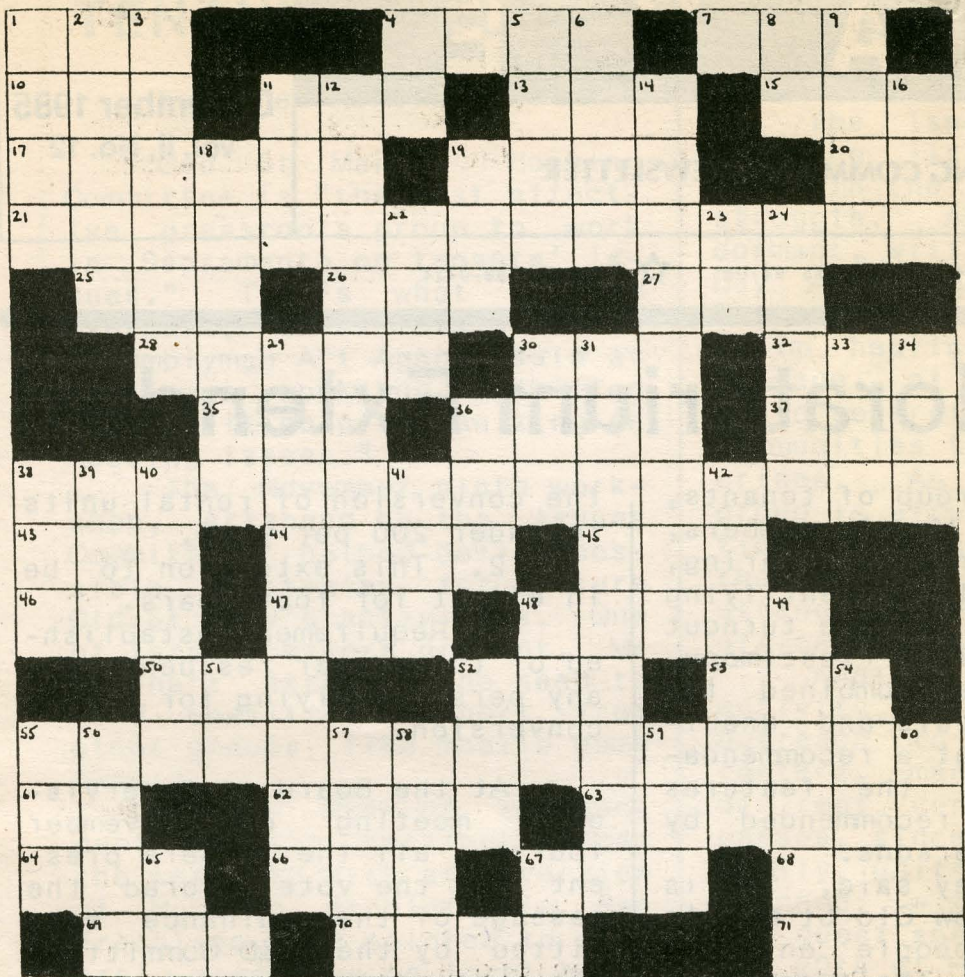
- Create one additional unit of rental housing.
- Allow cities to stabilize rents while emergencies exist.

TIME DATED MATERIAL

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Tenant Teaser

by Charles Rathbone



answers on page 4

ACROSS

1. Kitty's favorite spot.
4. Man's name.
7. Ovine utterance.
10. Lupino.
11. Developer's document. (abbr.)
13. Non-discriminatory firm. (abbr.)
15. Genetic molecule.
17. Take away weapons.
19. Certain trees.
20. Shopping list regular. (abbr.)
21. Move-in expense.
25. Egypt's formal name. (abbr.)
26. Golfer's mound.
27. Long-awaited Amendment.
28. Topical.
30. Auto.
32. Sack.
35. Decay.
36. Prefix with legal.
37. "Any port ____ storm."
38. Housing group goal.
43. Caesar's man.
44. Word with locker on note.
45. Popular bank device.
46. Commotion.
47. Numero ____.
48. Medicinal plants.
50. Delivery service. (abbr.)
52. Caesar's three.
53. British health group. (abbr.)
55. Tenant's fix-it strategy.
61. Et ____.
62. Porcine utterance.
63. Spring holy day.
64. Beatnik housing.
66. Negative.
67. A cereal grass.
68. ____, dos, tres.
69. Famous hill.
70. Hiker's housing.
71. Orchestra space.

DOWN

1. Jar caps.
2. Andre's farewell.
3. French mathematician; computer language.
4. House of Representatives. (abbr.)
5. Spay.
6. Resident's word for housing.
8. Classified ____.
9. Against.
11. "To ____ is human."
12. Ersatz.
14. New language.
16. Housing unit. (abbr.)
18. Arctic light.
19. Word with catcher or opener.
22. ____ Aviv.
23. Sink ____ swim.
24. Vaccine developer.
29. Bewilderment.
30. Lap warmer.
31. A genuine thought?
33. Picnic pest.
34. Petrol.
36. Tenant loves it, landlord doesn't.
38. Eggs.
39. Disencumber.
40. Assemblage.
41. Animal housing.
42. To make ____.
48. Help.
49. Silence, please?
51. Father.
52. Press fluid.
54. Ancient British rebels.
55. Sharp blow.
56. Vivacity.
57. Uproar.
58. Pot sweetener.
59. Dine.
60. Jogging gait.
65. Carry out.
67. Premium work hours. (abbr.)

RANDOM HOUSING NOTES

by Anne Random

¶The number of housing units required under the Downtown Plan is less than the guidelines used by the Planning Commission before the Plan was passed. Carol Ruth Silver has introduced an amendment to increase the amount of housing units downtown developers must contribute.

¶The Bay Area is the most expensive place to buy a house in the United States, with the median cost \$144,000. Prices of used homes in San Francisco increased almost \$10,000 in the last three months.

¶The Downtown Plan is successfully providing the illusion of slower growth. Since its passage, the Planning Commission approved Executive Park, 1.15 million square feet of offices near Candlestick Park. At \$5 per square foot, they would be contributing \$7 million to transit, instead of the \$1.8 million they agreed to pay. The Downtown Plan's limit is 950,000 square feet per year, but its loopholes appear unlimited. Executive Park is the third project exempt from the growth limit.

UPDATE

Published monthly by Old St. Mary's Housing Committee.
©1985 OSMHC. Printed in the USA.

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by Judith Vasos

Dick and Cathy Malone were more than satisfied when they moved into an apartment building in San Francisco's Marina district. It was old classic San Francisco, only two blocks from the Bay. The building was well maintained. If something was broken, it was repaired. Many of the people in the 18-unit building had lived there for over 25 years and a family like atmosphere had developed among them.

Shortly after the Malones moved in, the building was sold. They began having problems getting necessary repairs and sensed a difference in the way they were being treated by Mr Page, the new owner.

It wasn't before he sent all the tenants notices of the petition he filed with the Rent Board for rent increases based on capital improvement pass throughs going back to 1981, before he owned the building.

People were upset and held an impromptu meeting to discuss what could be done. Never having faced this situation before, the tenants didn't know what help was available and agreed that hiring an attorney (despite the expense) might be their only alternative.

A week later, someone mentioned seeing a news item about Old St. Mary's. The residents looked into it, even though there was some feeling that it might be ineffective because it was free.

Cathy Malone called OSM and talked with counselor Jodi Reid, who met with the group three days later, giving them information on rent laws and their options. Following the meeting, the residents unanimously agreed to go with OSM.

"We felt we got good sound advice from Jodi," said Mr Malone. "She knew the law thoroughly and how to help us organize to work together most effectively. She recommended filing a Decrease in Service petition and helped us find ways to deal with the tremendous flow of information required to prepare for the hearing. For example, each floor had a floor captain who disseminated information to people on their floor. Someone was a liaison with city hall - picking up necessary papers and forms. We also appointed a spokesperson from the group to present our case at the hearing. Everyone had a task, a part to play in this event which was literally touching us where we lived."

In the midst of all the cooperative effort to prepare for the hearing, Page introduced a new twist which pulled the tenants closer together. He sent a notice to a long term woman resident, who was retired, asking her to move because he was planning to occupy her unit. By law, the unit requires a building manager on the premises and there hadn't been a manager since Page assumed ownership.

Everyone was furious at his attempt to evict someone who had lived there for so long, reports Dick. "Jodi went into high gear and advocated on behalf of this woman. She talked with the owner and

Continued on page 3

Christmas is upon us
and Hanukkah - oy vey
No better time to make a list
And here is what we say

The Housing Committee really needs
A few small things - that's all
so here's our list - please check it twice
Then we can deck the halls

OSMHC HOLIDAY WISH LIST

New electric self-correcting typewriter,
Vacancy Control, Photographer for Update,
Volunteer Office help, Defeat AB483, Ad
salesperson, Storage shelving, Volunteer
Counselors, Xerox paper, clip boards,
badge-a-matic, megaphones, office supplies,
border/graphic books, typesetting machine,
black & white 35mm film, soft drinks,
coffee, coffee pot (30 cup), under-
write newspaper, \$57,000, Charles to
finish corkboard, peace.

DWELLING WITH SUCCESS (continued from page 2)

informed him that his grounds
for eviction were illegal and
she kept us informed about our
legal rights with this issue.

"It was settled very
creatively when, rather than
live under threat of eviction,
the woman agreed to be build-
ing manager for a year. This
incident added another dimen-
sion to our feelings toward
Old St Mary's - as we saw the
care and concern demonstrated
by Jodi. Rallying to the aid
of our neighbor also gave us a
stronger sense of community."

There were two days of
hearings, which most of the
tenants took time off work to
attend. They were awarded an
\$81 one time reduction in rent
for reduction of service. The
Rent Board did grant rent
increases but, according to
Dick, "they weren't as high as
they might have been if we
hadn't gotten together and
worked with Old St Mary's to
organize our case."

"The greatest benefit is
that the hardship of the bat-
tle brought everyone togeth-
er," continued Malone. "The
sense of caring and pulling
together was like an experi-
ence in a small, close-knit
community. Despite the worry
and concern, I've never seen
people happier than when we
were working together to help
each other."

Two weeks ago, with the
hearing settled and everyone
feeling good, the residents
and Jodi celebrated at a party
with champagne and catered
hors d'oeuvres. It was a well
deserved treat for a group of
people who pulled together. □



Sheriff Hennessey discussed
evictions at last month's
General Meeting.

Know Your Rights Christmas Without Evictions

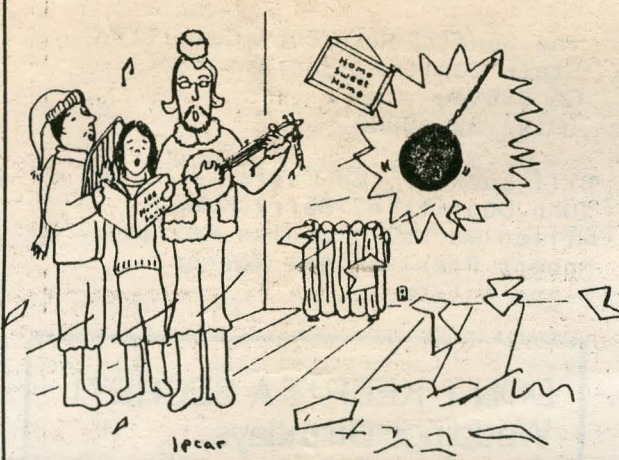
by Erica Silverberg

Almost daily, Housing
Committee counselors hear
someone say, "A new owner just
bought my building and I'm
sure he'll try to evict me."

These calls generally
come from long-term tenants
paying relatively low rents.
They are often elderly, and
while they have benefitted
from the stability of the rent
ordinance, they are afraid to
face a rental market with less
than a 1/2% vacancy rate and
available units renting at
current market values.

The lack of rent controls
on vacant units in the city
(vacancy control) has created
a tremendous incentive for
landlords to evict long term
tenants. In fact, Walter Park
of Independent Housing Servic-
es, says, "At times, over half
the elderly clients we get
seeking housing are facing
evictions. They're being e-
victed because of the gap in
housing prices. They're long
term tenants in rent control-
led units."

Old St Mary's Housing
Committee is gearing up for
the battle to win vacancy
control, but meanwhile we of-
fer a simple way to remember
the twelve Just Causes of
eviction named in the San
Francisco Rent Ordinance. If
you are in a rent controlled
unit in the city, your land-
lord can evict you for one of
these reasons.



THANKS
Pacific Bell
for underwriting
this issue of
UPDATE

MORE RANDOM

Continued from page 2

Will the Downtown Stadium
mean a giant loss of housing?
According to Steven Tab of the
Coalition for San Francisco
Neighborhoods, nearly 1500 of
the 4460 housing units planned
for Rincon Hill would be elim-
inated. He also believes po-
tential developers will be
scared off. "Affordable hous-
ing will be provided at Rincon
Hill only if the stadium is
not built." The Supervisors
feel that the land costs make
affordable housing in the area
unlikely, stadium or not. □

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The Twelve Just Causes
(sung to the tune of 'the 12
Days of Christmas')

The first eviction just
cause my landlord can give me,
massive re-ha-bil-i-ta-tion.

The second eviction just
cause my landlord can give me
is I'm a nuisance and massive
re-ha-bil-i-ta-tion.

The third.... conversion.

The fourth... won't sign
agreement.

The fifth.... NON-PAYMENT
OF RENT...

The sixth.... illegal use
of unit...

The seventh... won't give
landlord access...

The eighth... breaking
the agreement...

The ninth.... unapproved
sub-tenant...

The tenth.... remove from
rental use...

The eleventh. is only
temporary*...

The twelfth Eviction Just
Cause a landlord can give me:
owner moving in, only tempor-
ary, remove from rental use,
unapproved sub-tenant, break-
ing the agreement, won't give
landlord access, illegal use
of unit, NON-PAYMENT OF RENT,
won't sign agreement, convers-
ion, I'm a nuisance and mass-
ive re-ha-bil-i-ta-tion. □

*Landlords can evict tenants
temporarily to do capital im-
provements or rehabilitation
on units.

Updated Calendar

Nov 25	5:15 PM
Mon	Nominating Committee
Nov 28	HAPPY THANKSGIVING
Nov 30	5:15 PM
Sat	Decorate OSM auditorium for Christmas party
Dec 2	5:30 PM
Mon	Counseling Committee
Dec 3	5:30 PM
Tue	SF Housing & Tenants Council Council Steering Committee
Dec 4	5:15 PM
Wed	** CHRISTMAS DINNER ** (Call 398-0724 to reserve a seat)
Dec 5	5:15 PM
Thurs	Fundraising Committee
Dec 8	HAPPY CHANUKAH
Dec 9	5:30 PM
Mon	Issues Committee
Dec 13	Deadline for Board Nominations & January UPDATE
Dec 18	5:15 PM
Wed	Board of Directors Meeting
Dec 25	HAPPY CHRISTMAS
Jan 1, 1985	HAPPY NEW YEAR
Jan 8	5:15 PM
Wed	GENERAL MEETING/ ELECTION

Joe's Corner

The Issues Committee deserves
a great deal of praise for its
workshop on the legislative
process held on November
ninth. They are doing a great
job!! Join them!! Call Jodi,
Marie or Erica and sign up to
attend the next meeting. □

- Joe Lacey, Chairman -

TENANTS STUDY POLITICAL POWER

by Loren Nordlund

Old St Mary's Housing Committee is "the most effective grassroots group to work in Sacramento on tenants' issues." That's what Claude Everhart, Chief Assistant to Assemblyman Art Agnos, said at a recent workshop entitled "The Politics of Organizing on Housing Issues."

The November ninth workshop, arranged by the Issues Committee, helped define possible strategies for future Old St Mary's activities. One of three speakers present, Mr Everhart stressed the need to find coalition support from other groups, like mobile home owners.

Walter Park of Independent Housing Services began the workshop with an overview of Housing problems in San Francisco. He pointed to several pressures on local housing, especially downtown growth. Every million square feet of office space creates a need for 880 housing units. As persons pay more for their housing, Parks told the group, "the Reagan administration's solution to this problem was to adjust the definition of reasonable rent from 25% to 30% of a person's income. In San Francisco, it goes to 50% and sometimes higher."

Those attending learned details about the workings of campaigns and elections by Rich Schlackman, a political consultant. He pointed out that recent absentee ballot changes have made "every day an election day." He also shares the widespread opinion of political professionals that city government is approaching "watershed years." The upcoming mayoral race, coupled with probable supervisory vacancies "may significantly affect city government for the next ten years," Rich said.

ANTI-RENTER BILL STILL LOOMS

The Issues Committee is readying itself for continued work in the tenant's rights struggle. AB 483, although dormant, will resurface in the Bay Area when members of the State legislature hold an interim hearing on January 10. Passage of the Costa bill would severely handicap local communities faced with housing crises. An Issues Committee group is already planning action to voice our concerns at that hearing. If you want to attend the hearing, call the office at 398-0724.

Another Issues Committee activity in progress is an outreach to Sunset district renters, many facing the loss of rent control if AB 483 passes, since they rent single family units. A meeting is planned, with Milton Marks as the guest speaker, for November 20th at Holy Name of Jesus Church on Lawton Street.

The committee is also working to improve the eviction controls in the Rent Stabilization Ordinance, since current loopholes have fueled the dramatic rise in evictions in San Francisco. □

When he was at the Issue Committee workshop, Claude Everhart said that the most effective way to influence your legislators is to send them a hand-written letter explaining how a bill affects you. Here are the names of the Committee members who will consider this bill in January.

The Senate Judiciary Committee
State Capitol, Sacramento
CA 95814
(916) 322-9900

Bill Lockyer, Ed Davis
John Doolittle, Barry Keene,
Milton Marks, Nicholas Petris,
Robert Presley, Art Torres,
Diane Watson

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HELP Protect Your Rights!

To continue our tenant/landlord counseling and further our efforts to win tenant protections through legislation, we need YOU as a member.

TOGETHER WE ARE STRONG!

Join our Housing Committee, receive our monthly newspaper and be part of San Francisco's leading renters' rights organization!

JOIN TODAY! DON'T DELAY

- | | |
|---|---|
| <input type="checkbox"/> \$ 5 Low Income Membership | <input type="checkbox"/> \$50 Sponsoring Membership |
| <input type="checkbox"/> \$15 Regular Membership | <input type="checkbox"/> \$___Other |
| <input type="checkbox"/> \$25 Supporting Membership | |

NAME _____

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ZIP _____

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(work) _____

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Sen. Roberti Wants Our Help

Over the last few years, Old St Mary's Housing Committee was involved in statewide battles to defeat anti-rent control measures, such as the present AB 483. Year after year, we are forced to divert some of our energies from local housing issues into defeating this type of legislation. This year, the monster of AB 483 is breathing down our necks.

Our success in squashing these bills in the past is due to two important factors. The first is our own hard work, energy and commitment. The other critical link to our success has been Senator David Roberti (President Pro Tem of the Senate). With his leadership and strong commitment to local control, we have defeated anti-rent control measures in the past. And we will do it again this year.

Now Senator Roberti needs our help. He is compiling a mailing list of tenant activists whom he wants to be able to communicate with directly: to inform us of urgent problems and enlist our help (for phone calls, letters, etc.).

We ask all Old St Mary's members to consider this request. Your name will be put on a mailing list along with thousands of concerned tenants statewide. But it is your choice.

If you do not want your name sent to Senator Roberti, call our office at 398-0724 and we will scratch your name from the membership list we send. Please phone us by December 15th, so that Senator Roberti can compile his list before the legislature reconvenes in January.

Help OSMHC and Senator Roberti defeat AB 483 -- once and for all. □

YOUR CHANCE TO HAVE A GREATER VOICE...

All members of Old St Mary's Housing Committee are eligible to run for the Board of Directors. Potential candidates will receive a packet delineating the requirements and responsibilities of Board members. The Nominating Committee will interview potential candidates between now and December tenth.

Board members make decisions; they also carry them out. It is an opportunity for expanding your horizons, developing leadership skills, having fun and advancing the principles of Old St Mary's. All of us are learning, so don't feel that inexperience is an obstacle.

If you can handle it, the Old St Mary's Board of Directors may be right for you. For more information, phone the office, 398-0724. □

- Gary Tutin, Secretary -

A Holiday Invitation

Old St. Mary's Housing Committee is having a dinner to celebrate the holiday season and to thank all of our members and volunteers.

We cordially invite you to attend our dinner on **WEDNESDAY, DECEMBER 4th**

5:15 p.m.

OLD ST. MARY'S CHURCH
660 California (at Grant)

The dinner is complimentary - our way of saying thank you. But we do have limited seating available, so ask that you RSVP to 398-0724 by November 29th.

