



## THE PRESIDENT'S MESSAGE

### Even in times of crisis, state and local politicians don't miss an opportunity to stick it to landlords

By Noni Richen, SPOSF/SPOSFI President

**I**t has been a painful spring, 2020. We've been attacked by a virus that spread all over the world and has altered our social and business lives in ways we never could have foreseen. Then, we witnessed the appalling death of George Floyd. Righteously enraged people took to the streets to protest and demand changes in our society. Sadly, in their wake came destruction and looting of businesses and institutions that employ and support all of us.

As owners of rental property, we supply renters with a basic human need: housing. Judging by comments we've received from

**“It has been a painful spring, 2020. We've been attacked by a virus that spread all over the earth and altered our social and business lives in ways we never could have foreseen.”**

you, we don't want to cause further anguish to those who have lost income due to the double tragedies occurring right now. Many of us have offered reduced rents, rebates, and payment plans to our renters who are experiencing real financial

hardship as a result of the pandemic. The Rent Board published an agreement form to accommodate such arrangements to allow temporary rent reductions. Yet, despite all these proactive steps, our elected officials at both the state and local level, never ones to miss an opportunity to bash landlords and gain political bragging rights, have issued emergency orders and passed legislation that doesn't just target the bad

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**Due to the ongoing COVID-19 crisis, our regular July 14 members' meeting has been cancelled.**

For the time being, we're holding our Legal Panel on-line at the regular meeting time of 6:15 p.m. on Tuesday, July 14.

**No meeting or Legal Panel in August**

## ORDINANCE NO. 200375

### San Francisco given an inch, attempts to take a mile during public health crisis

By Jim Rutkowski, Consultant, Bornstein Law

**S**an Francisco's Board of Supervisors is tinkering with owners' rights once again. Ordinance No. 200375, introduced by D-5 Supervisor Dean Preston and passed recently by the Board of Supervisors, prohibits landlords from *ever* evicting tenants for non-payment of rent if the missed rent owed is due to a COVID-19-related hardship.

Ordinance No. 200375 is on shaky legal ground, with the city having no power to permanently override state law by depriving landlords of unlawful detainer rights for any term of non-payment. Some background is in order.

#### State of Emergency will not go on forever

Governor Newsom's March 16 Executive Order delegated extraordinary police powers to localities, allowing them to enact a swath of temporary measures

to protect tenants during the pandemic. The operative term is "temporary," but what happens after the state of emergency ends? It would appear that a municipality cannot suspend a landlord's unlawful detainer rights under state law once the emergency declaration is lifted.

Under the state's Emergency Services Act, orders issued in the midst of a crisis "shall be of no further force or effect" after the state of emergency is lifted

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actors, but violates the constitutional rights of all of us.

### Challenging blanket anti-eviction rules

In response to the California Judicial Council's Emergency Rule 1 that effectively stops all evictions for the duration of the COVID-19 emergency and 90 days thereafter, the Pacific Legal Foundation (PLF) wrote a letter stating that the Rule violates the constitutional rights of property owners, and "creates the perverse incentive for all tenants, whether they face financial hardship or not, to refuse to pay their rent during the crisis." PLF also recently filed a lawsuit against the Judicial Council in Kern County Superior Court, *Christensen v. Judicial*

*Council of California*, challenging the constitutionality of the Emergency Rule.

In San Francisco, SPOSFI, together with the San Francisco Apartment Association (SFAA), the Coalition for Better Housing (CBH), and the San Francisco Association of Realtors (SFAR), sent a letter to the San Francisco Board of Supervisors, authored by attorney Andrew Zacks of Zacks, Freedman & Patterson, stating our constitutional and legal objections to Ordinance No. 200375, legislation it was considering that went farther than the Governor's temporary emergency suspension of evictions. The legislation, which not surpris-

ingly passed 10 to 1 (only Supervisor Catherine Stefani voting NO) denies us access to the courts permanently to recover unpaid rents.

### "Prop. 10.2" must be defeated!

We continue to work with our statewide and national affiliate groups to promote legislation that would give rent support either to renters or directly to owners. Also, we are continuing our fundraising to fight the new legislation from Michael Weinstein (see form on page 3), that goes even farther than 2018's Prop. 10. (Dubbed "Prop. 10.2," it has yet to be given an official number.) We will continue to ask and badger you (gently) for contributions to the statewide campaign to fight his effort to destroy our livelihoods and, consequently, force many of us to leave the rental business and sell our property as owner-occupied units (resulting in fewer rental units, something tenant advocates don't seem to consider). Please try to donate soon, and then you can delete all further requests. It's as simple as that.

Thanks to members who submitted questions to our legal panels over the past three months, and special thanks to the attorneys who volunteered their time to participate. Again, there will be no meeting in July due to the pandemic, but our online legal panel will be held at the usual time. Please submit your questions in advance. There will be no legal panel in August, online or otherwise, since we always take a break from meeting and newsletter in August. 🏠

## Rent control by semantics

By redefining the meaning of single-family home, you expose the structure to rent control rules.

By Daniel Bornstein, Esq., Bornstein Law

**W**hen a landlord rents out his or her bedrooms in a single-family home to separate tenants, is the home exempt from local rent control under Costa-Hawkins? We have gotten a sense of finality to that riddle after an appellate court affirmed the trial court's interpretation that these types of boarding situations were indeed subject to rent control protections.

The case of *Owens v. the City of Oakland Housing, Residential Rent and Relocation Board* first appeared on our radar in the spring of 2019, when we said that if the agenda of tenants' advocates to repeal Costa-Hawkins was defeated at the ballot box, more creative or roundabout maneuvers would be used.

The legal theory that proved successful in the

**"... the Rule violates the constitutional rights of property owners, and 'creates the perverse incentive for all tenants, whether they face financial hardship or not, to refuse to pay their rent during the crisis.'"**



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# HELP US DEFEAT PROP. "10.2" IT REALLY IS *THAT* BAD! PLEASE CONTRIBUTE TOAY!

Michael Weinstein is at it again, having introduced a ballot measure to prohibit owners from resetting rental rates to market when a tenant vacates. This "vacancy control" is the worst form of "strict rent control." The measure would also allow rent control of some single-family homes and condominiums, and the creation of more than 500 new rent boards and associated regulations statewide.

Prop. 10.2 will negatively impact your rental income, decrease its resale value, and will be very difficult to reverse once passed. It must be defeated!

Please make checks (checks only) payable to **Californians for Affordable Housing**, Send to: **Californians for Affordable Housing**  
1121 L Street, #200  
Sacramento, CA 95814

*Contributions are not deductible for income tax purposes.*

Californians for Affordable Housing is sponsored by the California Rental Housing Association (CalRHA), 1121 L Street, #200, Sacramento, CA 95814 (FPPC # 1406018)

State law requires the following information from each contributor:

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**Street address (P.O. boxes not allowed):**

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Individuals contributing personal funds must also provide the following:

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We will only use this information to contact you if there is a question about your contribution. For additional information about political contributions, go to:

[www.cal-rha.org/important-infor-for-political-contributors](http://www.cal-rha.org/important-infor-for-political-contributors)

## Revised SPOSFI Lease Agreement and addendum now available

We have a revised lease agreement for new or renewal tenancies, which includes a new Section 5, allowing the landlord to designate if the unit is subject to the state rent control/just cause provisions, as required by AB 1482. We're also providing a lease addendum that can be served on current tenants to advise them if their unit is exempt from the new state-wide rules.

Both documents may be downloaded from our website at [www.smallprop.org](http://www.smallprop.org).

*Cont'd from page 1: ORDINANCE 200375*

(Gov. Code § 8567(b). In other words, while it is necessary for the governor to temporarily suspend normal procedures in a public health emergency, landlord rights should be restored once we get over this

**“Although the ordinance is designed to prevent evictions, it will only increase them.”**

hump and the Executive Order expires. Its current expiration date is July 30, 2020. Yet San Francisco will exceed its scope of authority if it is allowed to rewrite

state law by enacting a long-lasting, sweeping prohibition against eviction.

In case the city does not understand that its emergency powers have a limited lifespan, a study of the Governor's Executive Order makes it unambiguous that "nothing in this Order shall relieve a tenant of the obligation to pay rent, nor restrict a landlord's ability to recover rent due." How much more explicit can you get?

Ordinance No. 200375 not only is in conflict with the Governor's Executive Order and California's unlawful detainer statutes, as well as basic principles of due process—it is an unconstitutional taking of private property with the added consequence of devaluing rental properties throughout San Francisco without compensating owners.

### The cruelest irony

Although the ordinance is designed to prevent evictions, it will only increase them. The law will embolden an immeasurable number of tenants to withhold rent during the pandemic and disincentivize them to set aside funds for the eventual payback of back rent because, without any concerns about eviction, tenants would have little motivation to meet their contractual obligations.

When the ordinance is put under scrutiny in the courts and it doesn't pass constitutional muster, rental property owners will certainly exercise their unlawful detainer rights if they cannot collect the accrued rent after the law is inevitably struck down.

▶▶ Concludes on page 4

Cont'd from pg. 2: **RENT CONTROL BY SEMANTICS**

lower court was that a "dwelling or unit" or "dwelling unit" is not the entire property to which an owner holds title; instead, it is living quarters understood to be committed to the habitation of a given tenant or tenants to the exclusion of other residents. The owner's four-bedroom detached home was therefore answerable to Oakland's Rent Adjustment Program and the three unrelated tenants he rented to were entitled to the protections under the ordinance. This decision was affirmed, and you can download the discussion at:

<https://bornstein.law/wp-content/uploads/2020/06/Owens-v.-City-of-Oakland-Housing-Residential-Rent-and-Relocation-Board.pdf>

The takeaway for single-family homeowners is that when rooms are rented out separately to multiple people, the structure has evolved from a single-unit dwelling into a multi-unit dwelling. This logic comes at a time when there is general disfavor for improvised or crowded living quarters.

Even though space exists, it is prudent to consult with an attorney before renting out rooms to become familiarized with local rent and eviction controls, as well as building codes. Tragically, we've encountered many cases of owners with a false sense of bravado, believing that they were making a nice, steady stream of extra rental income by converting extra space into a unit, only to have that money disgorged when rental relationships go south later on. 🏠

Cont'd from page 3: **ORDINANCE 200375**

“... non-paying tenants who once enjoyed leeway during the emergency will surely be evicted once the emergency has passed.”

Barring a large piggy bank, non-paying tenants who once enjoyed leeway during the emergency will surely be evicted once the emergency has passed. We trust that forward-thinking lawmakers can anticipate

the eventuality of an eviction wave now that this ordinance has been passed.

### Parting thoughts

A phalanx of groups such as the San Francisco Apartment Association (SFAA), the Coalition for Better Housing, SPOSFI, and the San Francisco Association of Realtors (SFAR) have rallied together to fight the measure, and we trust that our community will contact their supervisors to echo their opposition.

In an attempt to answer the vexing question of how people will afford to pay accumulated rent after the eviction protections are lifted, Daniel Bornstein told the *Chronicle* a better solution might be creating a pool of wealth that tenants can tap into to receive interest-free loans. 🏠

# SPOSFI joins SFAA, CBH, and SFAR in legal action against three local ordinances

By Justin A. Goodman, Esq., Law Offices of Zacks, Freedman & Patterson, PC

**I**n our ceaseless efforts to protect the legal rights of San Francisco's rental property owners, SPOSFI has joined forces with the San Francisco Apartment Association (SFAA), the Coalition for Better Housing (CBH), and the San Francisco Association of Realtors (SFAR) in legal action to oppose the following San Francisco ordinances:

### A. Ordinance No. 180735: Rent increases for single-family homes and condominiums

Ordinance 5-19 (File 180735) prohibits landlords of single-family homes and condominiums covered by existing eviction controls from circumventing eviction controls through rent increases. The Superior Court Case Number is CPF-19-516566.

### B. Ordinance No. 191281: Buyout agreements

Ordinance 036-20 (File 191281):

(1) classifies certain types of unlawful detainer settlement agreements as "Buyout Agreements;"

(2) requires the San Francisco Rent Board to provide more information on the disclosure form that landlords must give to tenants before buyout negotiations commence;

(3) requires landlords to give the disclosure form to tenants a certain number of days before the Buyout Agreement is executed and to verify to the Rent Board that the disclosures were provided;

(4) requires landlords to include in the final Buyout Agreement identifying information about the location of the unit; and

(5) allows a tenant to invalidate any provision of the Buyout Agreement in which the tenant waived their rights if the landlord did not file the Buyout Agreement with the Rent Board in a timely manner.

### C. Ordinance No. 200375: permanent ban on eviction for non-payment of rent during pandemic.

Ordinance 093-20 (File 200375), recently passed by the San Francisco Board of Supervisors (see article on page 1) amends the Administrative Code to prohibit landlords from evicting residential tenants for non-payment of rent that was not paid due to the COVID-pandemic; to prohibit landlords from imposing late fees, penalties, or similar charges on such tenants; and making findings as required by the California Tenant Protection Act of 2019. 🏠

# Means testing for rent price control eligibility: pros and cons

By Brian Wallace, SPOSFI Member

**M**eans testing is the official process of measuring how much a person makes in order to receive government assistance or be granted certain benefits. Ever since SPOSFI came into being, it has lobbied for the use of means testing in order for a tenant to qualify for rent (price) control. Most renters and even renter advocates will grudgingly admit that it's unfair that one renter in a building pays market rent while a long-term tenant in the same building pays only a fraction. For example, the lawyer making \$180,000 is paying far less rent than the single parent, with a special-needs child who recently moved into the building, and occupying a similarly-sized unit. Situations like this are far more common than tenant advocates care to acknowledge.

## The two most common forms of means testing

Basic means testing simply considers your monthly or annual income. A more complex and realistic form of means testing involves an **income asset test**. Besides annual income, assets such as cash on hand, bank deposits, stocks, bonds, and other liquid assets are considered.

Such assets as household and personal goods, life insurance, pension funds, retirement accounts, and education savings accounts—are usually not.

## The case for means testing

Charley Goss, government affairs manager for the San Francisco Apartment Association (SFAA) says of rent control: "I think there's still something arbitrary about it, as to who it would protect," he said. "Who should benefit from artificially low rent? I think the intuitive answer is low-income people." Goss would like the city to means-test rent-controlled tenants to identify and exempt people with high incomes from the annual limit on rent increases.

Furthermore, Konrad Putzier, in his book, *The Real Deal*, writes: "Rent regulation has become a de facto public subsidy, one that is contributed to by all those market-rate tenants whose rent is higher because regulated units keep a lid on market-rate supply. If we are talking about a public subsidy, there's nothing wrong with attaching conditions to it."

## The case against means testing

"Opening the Door for Rent Control: Toward a Comprehensive Approach to Protecting California's Renters," a brief published by UC Berkeley's Haas Institute

for a Fair and Inclusive Society, states "A common critique of rent control is that it is not means-tested, and thus does not specifically target the renters that need it most. Proponents of rent control point out an important reality: that any means-testing would very likely lead to discrimination against low-income renters because landlords would be incentivized to rent solely to non-qualifying tenants who could pay higher rents.

Michael McKee, of tenants advocacy group Tenants

PAC calls means testing a "disastrous policy" and compares it to social engineering under communist regimes. He fears that means testing would simply open up more opportunities for landlords to game the system and deregulate units.

## How could means testing be applied?

For means-testing to work, Konrad Putzier notes that there must be an effective mechanism to test tenants' incomes on an annual basis, and cites the Mitchell-Lama program, a public/private hybrid program in New York City as a model. The Mitchell-Lama Housing Program is a non-subsidy governmental housing guarantee. Its mission is to develop and build affordable housing, both rental and co-operatively owned, for middle-income residents. Its units are tied to income levels, and tenants are required to submit tax returns annually. Those who fail to do so are evicted, and those who exceed certain income levels receive a commensurate increase in rent.

If San Francisco were to adopt means testing, the following questions would need to be addressed:

- What form of means testing would be adopted?
- Would means testing be applied to existing units or take effect as units become vacant?
- Would means testing require another branch of the Rent Board to means-test all applicants, or would property owners be the sole entities reviewing and verifying incomes, i.e., asking renters to see their tax returns on a yearly basis?

Because San Francisco rent price control is unfair and inequitable, rewarding long-term tenants at the expense of new ones, SPOSFI has long advocated means testing of tenants as a condition of eligibility. However, in today's contentious political climate, especially in the era of COVID-19, and with a renter population of nearly 70%, we are realistic in acknowledging that means testing is very unlikely to become city policy anytime soon. 🏠

**“Rent regulation has become a de facto public subsidy, one that is contributed to by all those market-rate tenants whose rent is higher because regulated units keep a lid on market-rate supply.”**

**“A more complex and realistic form of means testing involves an income asset test.”**

## LANDLORDING IN THE AGE OF COVID-19

# Rules for showing a rental unit to prospective tenants during the pandemic

By Terrence Jones, member SPOSF/SPOSFI Board of Directors and Business Member, and Isabelle Salvadori

**D**uring the shelter-in-place order in San Francisco all listing agents showing properties for sale as well as leasing agents and owners showing units for rent are subject to certain rules. We are providing this information because many small property owners remain unaware of them. While they may seem arduous, they are designed to protect both you and those viewing your property. Note that even if San Francisco lifts restrictions on these activities, guidelines from the California Department of Public Health and CAL/OSHA continue to apply. We'll keep you posted.

### The rules for showing a rental unit

1. No public or walk-in open houses are permitted.
2. Only one party at a time may view the unit.
3. Initial showing of the rental unit should be done virtually whenever possible. Most professional leasing agents are now creating 3D and video tours of the building and unit for rent as well as detailed photos to screen to potential renters. Owners acting as their own rental agent are advised to do the same.
4. Visitors must sign a **PEAD-V form** and deliver it electronically to the leasing agent or owner. This accomplishes several things: a) the PEAD-V form is an agreement that visitors will comply with the posted "Rules for Showings;" b) visitors acknowledge receiving and agree to the city's **Prevention Plan**; and c) visitors attest that they are not, to the best of their knowledge, afflicted with COVID-19, among other things. Both the Prevention Plan and PEAD-V form are available for download on our website.
5. Rules for showing must be posted at the entrance of the property and clearly visible. The rules should also be included in the rental listing (or a link to the rules).
6. The property must be equipped with hand sanitizer, sanitizing wipes, and face masks.
7. Prior to or immediately upon entry, all visitors must use hand sanitizer or wash their hands with soap and water before touring or inspecting the property.
8. After showing the unit, ensure that disposable covers (masks, gloves, etc.) are properly discarded after use in a safe manner, for example in a trash bag that is sealed prior to disposal.
9. The property's common areas and the unit to be

shown must be thoroughly cleaned and disinfected. Counters, door and cabinet handles, key lock boxes, keypads, toilets, sinks, light switches, etc. must be cleaned and disinfected before and after each showing. 10. Weather permitting, open doors and windows to introduce fresh air. Doors and other areas of ingress and egress should be opened to minimize visitors touching surfaces.🏠

## Long-term impact on rental market remains uncertain

**A**bout 90% of tenants in the Bay Area have made at least some rent payment by the first week of June, according to a recent survey.

Local, state, and federal efforts like stimulus checks, supplemental unemployment benefits, and a moratorium on evictions for non-payment of rent during the pandemic have helped to produce these positive results. California lawmakers are considering measures to allow landlords to receive tax credits in exchange for forgiven rent. Tenants would be given years to repay back-rent debt, and some may be eligible for rent forgiveness, according to a budget proposal from Senate Democrats. Landlords would be barred from evicting tenants in California for not paying their rent during the coronavirus pandemic, under legislation Democratic Assemblymember David Chiu has introduced. He claims that his bill, AB 1436, is intended to prevent what advocates fear will be a wave of evictions once temporary tenant protections are lifted for millions of Californians who have lost their jobs in recent months. The pandemic has put almost five million Californians out of work.

In San Francisco, many property managers are negotiating rent rather than see tenants vacate. "We have given them 5 to 10% decreases in rent to retain our existing tenants," says Craig Berendt of Berendt Properties. Other managers see softness in the 3-4 bedroom units because tenants no longer want multiple roommates. Studios and one-bedroom units under \$3,400, however, are in demand and very close to pre-pandemic levels. Overall, the Outer and Central Richmond and Sunset districts have been hit harder than the western side of the city. SOMA has also seen a substantial increase in vacancies.

In the short term, rents are down 5 to 10%. The long-term impact of COVID-19 on rent payments, rent levels, and vacancy rates in a city that has long been used to near-zero vacancies is the big question that no one can answer at this point.🏠

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## RESOURCES GUIDE

**THE FOLLOWING BUSINESSES SUPPORT SPOFSI** and have joined at the **Business Member Level**. For a full listing, with complete contact information, please visit our website at:

[www.smallprop.org/resources/guide/](http://www.smallprop.org/resources/guide/)

When selecting service providers from this list, always exercise good judgment to ensure that they meet your specific needs. **SPOFSI makes no claims or warranties of any kind**, and provides these service listings for your convenience only.

All phone numbers are **(415)** area code unless noted otherwise.



### APPLICATIONS, PAYMENTS, TENANT SCREENING

- **Patricia A. Harris, Apartment Owners Association of California (AOA)** (818) 988-9200

### ARCHITECTS

- **Rachel Malchow**  
Rachel Malchow Architect Inc. 710-9093

### ATTORNEYS: LANDLORD

- **Andrew M. Zacks (中文服務)**  
Zacks, Freedman & Patterson, PC 956-8100
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- **Daniel Bornstein, Bornstein Law** 409-7611
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- **Karen Y. Uchiyama**  
Law Offices of Karen Y. Uchiyama 563-9300

### DISPUTE RESOLUTION

- **Ron Chun, Attorney & CPA** 977-1300
- **John O'Grady, O'Grady Law Group** 986-8500

### ELECTRICAL CONTRACTORS

- **Arbitration Chambers** 293-8099
- **Josh Frost, Electrical Contractor** 517-0309

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- [www.myscreeningreport.com](http://www.myscreeningreport.com)

### HOME INSPECTION/EXPERT WITNESS SERVICES

- **Roger Drosd**  
General Contractors Inspection Service (GCIS) 822-9090

### LEASING AGENTS

- **David Chesnosky, RentingSF** 218-3700
- **J. Wavro, J. Wavro Associates (中文服務)** 509-3456

### HOSPITALITY/SHORT-TERM RENTALS

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### PRINTERS

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- **Hai Hua-wen, Wen & Associates** (650) 863-7925

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- **Eric Baird, ReListo Real Estate** 236-6116 x101
- **Eric & Christian Alexanderson**  
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- **Michael Langley, Paul Langley Co.** 431-9104 x301
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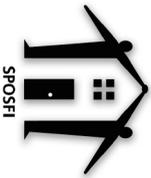
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### RECYCLING & WASTE DISPOSAL SERVICES

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## 2020 SF RENT BOARD NUMBERS:

Maximum allowable rent increase: **1.8%** Interest on security deposits: **2.2%** Annual tenant Rent Board fee: **\$25.00**  
Effective March 1, 2020 → February 28, 2021



**Small Property Owners  
of San Francisco Institute**  
P.O. Box 170669  
San Francisco, CA 94117-0669

Visit us online at  
[www.smallprop.org](http://www.smallprop.org)  
 (415) 647-2419



**DUE TO THE ONGOING  
PUBLIC HEALTH CRISIS,  
OUR JULY 14 MEMBERS'  
MEETING HAS BEEN  
CANCELLED.**

For the time being, we're  
holding our Legal Panel on-line.  
Please make sure we have  
your e-mail address!

Published monthly except August and  
December. SPOSFI members can also  
download the newsletter from our  
website. The next four members'  
meetings are scheduled for:

- **Tuesday, September 8**
- **Tuesday, October 13**
- **Tuesday, November 10**
- **Tuesday, January 12, 2021**

**YES. I WANT TO JOIN  
THE FIGHT TO PRESERVE  
THE RIGHTS OF SMALL  
PROPERTY OWNERS**

Please complete all information below, tear off  
form and mail with your check payable to:  
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P.O. Box 170669, San Francisco, CA 94117-0669



**JULY 2020**  
**SPOSFI:**  
Standing up for  
the rights of small  
property owners  
through advocacy  
and education

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Employer: \_\_\_\_\_ Occupation: \_\_\_\_\_  Self-employed  Retired

How many units do you own? \_\_\_\_\_ In which Supervisorial District (1-11) do you reside? \_\_\_\_\_ OK to share your e-mail with NAA?

Sign me up as:  **\$100-Regular member**  **\$150-Supporter**  **\$250-Sponsor**  **\$400-Business member** (includes listing in Resource Guide)

same address). Enclosed is my contribution of:  \$50  other: \_\_\_\_\_

**PLEASE NOTE:** While SPOSFI membership dues are tax-deductible as a charitable contribution to the extent allowed by law, donations to SPOSFI are not tax-deductible as charitable contributions.