



TENANTS TOGETHER

California's Statewide Organization for Renters' Rights

Summer 2010

CalPERS Bans Investments that Result in Tenant Evictions

Huge Milestone in Campaign to Stop Funding for Investments that Prey on Tenants

The California Public Employee Retirement System (CalPERS), the nation's largest pension fund, has formally banned investments in real estate deals that are premised on, or result in, the displacement of rent-regulated tenants. The California State Teachers' Retirement System (CalSTRS) followed CalPERS' lead by adopting a similar policy in June. These developments cut off a major funding source for predatory investors seeking to make money by throwing tenants out of affordable rental housing.

Tenants Together launched a campaign to urge pension funds to adopt "predator free" investment criteria after learning of the fund's involvement in predatory equity schemes in East Palo Alto and New York that resulted in the mass displacement of thousands of low- and middle-income tenants in rent-regulated housing. TT's campaign was premised on the very basic notion

that the retirement funds of working people should not be invested in projects that evict working people from their homes.

These investments have been catastrophic, not just for the tenants forced out of their homes, but also for all pension fund members. CalPERS and CalSTRS lost every penny invested in these schemes. In East Palo Alto, CalPERS wasted \$100 million of members' retirement funds. In New York City, CalPERS wasted \$500 million and CalSTRS wasted \$100 million. In addition to causing these financial losses, these investments have driven tenants – many of whom are pension fund members – out of their affordable housing.

TT met with CalPERS staff, issued Public Records Act requests, testified at CalPERS board meetings, worked closely with local tenant activists, and pursued a media strategy to expose the fact that the pension funds were funding unfair and illegal evictions. CalPERS failed to act on our demands for over a year.

When it became clear that the pension funds were not going to act to prevent such investments without additional pressure, TT turned to our legislators. Assemblymember Tom Ammiano (D-San Francisco) introduced a bill, AB 2337, to force pension funds to stop investing in these predatory investments on the grounds that the investments were both immoral and financially reckless. Co-



East Palo Alto tenants challenge predatory equity scheme

sponsored by Tenants Together and the East Palo Alto Fair Rent Coalition, the law sought to force all public pension funds to adopt predator-free policies.

Soon after the introduction of AB 2337, California's largest public employee pension funds adopted policies to prevent future investments in predatory real estate schemes that displace tenants. This is a major milestone in our effort to stop funding for investments that displace tenants.



Tenants in New York stand against a CalPERS-funded eviction scheme

Tenants Together Launches Landlord Hall of Shame



Bad landlords rely on anonymity. They assume that no matter what they do, their misdeeds will quickly be forgotten. Unfortunately, sometimes they are right: memories fade and bad actors get away with doing the same thing again and again. That's why Tenants Together is launching a Landlord Hall of Shame. We want to make sure that the world knows just how bad some landlords are. Members of Tenants Together can nominate bad landlords, and there will be an annual member vote to determine which of these bad apples should be inducted. For more information about the Landlord Hall of Shame, and to nominate a bad landlord, visit www.tenantstogether.org/hallofshame.

What's Inside

Foreclosure Center	p. 2
Local Highlights	p. 4
Legislative Updates.	p. 6
Court Watch	p. 7
Membership Form	p. 8

www.tenantstogether.org

TT Releases Second Annual Foreclosure Report

In May, Tenants Together released our 2010 Report: California Tenants in the Foreclosure Crisis. The report finds that at least 37 percent of California homes in foreclosures are rentals.

More than 200,000 California renters were directly affected by home foreclosures in 2009 alone. Most of them have been displaced from their homes.

This is TT's second annual report on the plight of tenants in the foreclosure crisis, an issue often overlooked by media and policy makers. The report discusses developments since last year's report, including the enactment of the Protecting Tenants at Foreclosure Act (PTFA), the first federal legislation to expand tenants' rights in nearly 20 years. In addition, just cause for eviction laws were adopted in the cities of Richmond and Ridgecrest and expanded in Los Angeles and San Francisco. These just cause ordinances help to protect tenants from post-foreclosure eviction.

Our report recommends that more cities enact local just cause for eviction laws to prevent the eviction of tenants after foreclosure, and enforcement efforts must be stepped up to hold accountable those who violate tenant protection laws. The report also recommends that the Protecting Tenants at Foreclosure Act be extended beyond its 2010 sunset date. As this newsletter went to print, President Obama signed an extension of the PTFA through 2014.

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 16 cities have just cause for eviction protections:

Berkeley
Beverly Hills
East Palo Alto
Glendale
Hayward
Los Angeles
Maywood
Oakland
Palm Springs
Richmond
Ridgecrest
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.

Enforcement Updates

Fannie Mae Takes Steps to Protect Tenants at Foreclosure

Real estate agents are among the worst violators of tenant rights after foreclosure. In response to TT's complaints, Fannie Mae removed from its broker network a real estate agent who mistreated a Tenants Together member. Further, Fannie Mae has issued a written warning to all its agents stating that violation of tenant protection laws will result in termination.

Department of Real Estate Launches Investigation in Response to Pressure from TT

TT informed the DRE of several incidents in which our members were harassed by real estate agents after foreclosure. The DRE has now opened investigations of these agents. We will continue to monitor these cases and report on the progress of the DRE in policing its licensed agents.

Office of the Comptroller of the Currency to Consider Compliance with Tenant Laws in Recertification

In response to complaints filed by tenants being harassed by agents of national banks after foreclosure, the federal Office of the Comptroller of the Currency directed its examiners to evaluate banks' compliance with the Protecting Tenants at Foreclosure Act as part of its requirements for bank recertification. This development came after a campaign by Tenants Together and the California Reinvestment Coalition to bring tenant complaints to the attention of the OCC.

TT Foreclosure Hotline: 4,000 Tenants Counseled and Counting



Since launching its foreclosure hotline in March 2009, Tenants Together has counseled over 4,000 tenants. Through the hotline, tenants learn how to assert their rights, keep their utilities on, recover their security deposits, and stay in their homes for as long as possible.

The hotline is staffed by trained volunteers who gracefully give their time and energy. On behalf of all its members, Tenants Together would like to thank: Linda Akesson, Rod Brown, Judith Burandy, Heather Freinkel, Christian Gribneau, Matthew Hale, Margaret Hough, Nadia Iqbal, Claire Johnson, Michel Kim, Sarah Lange, Ryan Murphy, Chandani Patel, and Ray Yetka.

“

I think you're doing a great service, and I appreciate the supportive and encouraging call today.

—Margot Gwin, TT Member
Desert Hot Springs, California

I wouldn't be sitting here enjoying the view from my window if it weren't for Tenants Together. I couldn't have done it without you!

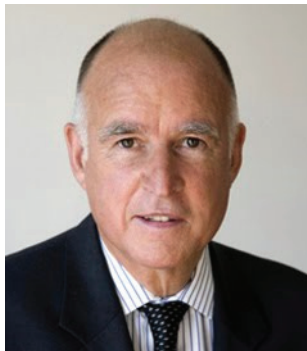
—Sandra Pearson, TT Member
Santa Maria, California



To contact the Foreclosure Hotline, call 1-888-495-8020
or visit www.tenantstogether.org/hotlineintake

Attorney General Investigates Banks Over Tenant Rights Violations

On June 28, 2010, Attorney General Edmund G. Brown, Jr. launched an investigation to ensure that banks and private investors acquiring tenant-occupied, foreclosed properties comply with tenant protection laws. The AG's move comes in response to TT's advocacy on the issue. In March, TT led a coalition of more than 20 housing rights and public interest groups from across California that urged the AG to take action, citing a pattern of illegal conduct and tenant harassment by banks, real estate agents, and eviction lawyers. Visit our Press Room at www.tenantstogether.org for the latest.



Attorney General Jerry Brown

California Tenants Join National Day of Action Against Banks

On April 27, Tenants Together co-sponsored a march in San Francisco's financial district and a huge rally outside the Wells Fargo Bank annual shareholders meeting to protest the big national banks' predatory practices and to hold them accountable to our communities.

As we are reminded every day through our Tenant Foreclosure Hotline, banks – and the realtors and lawyers they hire – continue to harass tenants in foreclosed properties. The big banks, including Wells Fargo, continue to evict innocent tenants after foreclosure despite the devastating effect these evictions have on our communities.

Protesters from a remarkably broad coalition of labor, faith-based, and community organizations met at Justin Herman Plaza and marched through the financial district. The group marched to Wells Fargo and made stops at Bank of America, Chase, and Citibank along the way.

The action was the first in a week of mobilizations for financial reform across the country, including an April 28 action at the Bank of America's shareholder meeting in Charlotte, North Carolina and a national protest on April 29 on Wall Street in New York City.

To get involved in the struggle to hold big banks accountable, contact giti@tenantstogether.org / 415-495-8100.

MEMBER ORGANIZATIONS

Tenants Together is uniting tenant organizations and allies in a statewide movement for renters' rights. Thanks to each of our current member organizations for their work to strengthen tenant rights in California!

- Affordable Housing Advocates
- Asian Law Alliance
- Asian Law Caucus
- California Affordable Housing Law Project
- Cause Justa :: Just Cause
- Coalition for Economic Survival
- Coalition of Mobilehome Owners - California
- Eviction Defense Collaborative
- Eviction Defense Network
- Fair Housing Council of Riverside County
- Fair Rent Coalition
- Friends of Parkmerced
- Housing Rights Committee of San Francisco
- Inner City Law Center
- Legal Assistance to the Elderly
- Marin Tenant Voices Council
- National Housing Law Project
- Parkmerced Residents Organization
- San Francisco Tenants Union
- Santa Monica's for Renters' Rights
- St. Peter's Housing Committee
- Sunny Acres Residents Association
- Tenants Legal Center of San Diego
- Tenderloin Housing Clinic

If your organization also supports tenant rights, we urge you to become a member of Tenants Together. Please see the membership form on the back of this newsletter or visit our website, www.tenantstogether.org



Tenant activists stand up to banks at National Day of Action

“

Thank you for the information about our rights and options. TT is a valuable source of information and assistance.

—Laurel Avalon, TT Member
Chico, California

READ OUR BLOG!

RENTS & RANTS
THE OFFICIAL BLOG OF TENANTS TOGETHER

www.rentsandrants.org

LOCAL HIGHLIGHTS

EAST PALO ALTO

Predatory Landlord Ousted

On March 2, the notorious East Palo Alto predatory landlord, Page Mill Properties (David Taran), lost its 1,800 rental units to foreclosure. Mortgage holder Wells Fargo Bank assumed ownership of the properties and became the city's largest landlord.

After the foreclosure auction, longtime EPA tenant advocate William Webster said, "This creates the opportunity for justice to be done and for the law to be observed. This may be the beginning of a new era of greater responsibility."

The foreclosure marked a significant turning point for renters in EPA who had been fighting against Page Mill's unjust evictions and excessive rent increases for more than two years. Starting in 2006, backed by an investment by CalPERS (see front page story), Page Mill began acquiring multiple properties until it owned more than half of all the rent-controlled units in the city.

EPA tenants and city officials were glad to see Page Mill go, but they now face great uncertainties, as Wells Fargo has assumed ownership and is currently considering new buyers for the properties. If Wells Fargo were to sell the properties for more than they are worth based on rental income under the city's rent stabilization ordinance, then tenants could face a new round of illegal evictions and rent hikes.

Tenants Together and the EPA Fair Rent Coalition met with U.S. Congresswoman Anna Eshoo and urged her to write a letter to Wells Fargo pushing the bank to find a responsible buyer committed to preserving affordable housing and selling the properties at a price based on pre-Page Mill rental income.

Within days after Eshoo had sent the letter to the bank, Wells Fargo announced that it was reducing rents on hundreds of the ex-Page Mill units. Advocates are continuing to pressure Wells Fargo to roll back rents for all the tenants and to make sure the properties are sold to a responsible landlord.

Tenants Win at Ballot

In the June election, East Palo Alto voters passed Measure H, the Rent Stabilization and Just Cause for Eviction Ordinance, with 78 percent of the vote. Measure H strengthens protections against excessive rent increases. The measure will replace the city's previous rent ordinance, which included a provision that was the basis for a major dispute between predatory landlord Page Mill Properties and East Palo Alto tenants.



FRESNO

Coalition Prepares to Launch Tenant Organizing Campaign in Fresno

With 52% renters, Fresno should be the renters' rights capital of the Central Valley. The proportion of renters in Fresno is 10% higher than the California average and 20% higher than the national average. Yet Fresno tenants lack basic protections that tenants in many other California cities have. For example, Fresno does not even have a law against arbitrary evictions.

Efforts are underway to build a citywide coalition to strengthen tenant rights in Fresno, and Tenants Together has been working with local members and allies to organize tenants in the community. The coalition is on the verge of unveiling a campaign targeting a notorious slumlord in the city.

Tenants Together is also helping to form a local Tenant Action Group, consisting of tenants in Fresno who are committed to taking action for tenant rights in their community. Fresno tenants who want to join the Fresno TAG should call our toll free number at 1-888-495-8020 or email tag@tenantstogether.org.

FRESNO is located in Fresno county, in the San Joaquin Valley of Central California. It is the fifth largest city in the state, with a population of approximately 500,000. 52% of its residents are renters.

HAYWARD

Hayward Tenant Beats Bank Eviction by Asserting Her Rights Under Local Just Cause for Eviction Ordinance

Frances McHenry and her family successfully defended themselves against an illegal eviction lawsuit brought by HSBC Bank. The court upheld the McHenrys' claim that they are protected by Hayward's just cause for eviction law. Hayward is one of 16 California cities with such laws, which make clear that foreclosure alone is not a legal ground for eviction. Beating back the bank was no easy task. HSBC Bank hired the Endres Law Firm, which is notorious for illegally evicting tenants after foreclosure. The Endres Law Firm tried to intimidate Ms. McHenry into folding under the pressure and giving up her rights. However, with help from Together Together and attorney Sheena Wadhawan, Ms. McHenry stood her ground and won.



HAYWARD is located in Alameda County and is one of 16 cities in the state of California with just cause eviction protections. It is the sixth largest city in the San Francisco Bay Area, with a population of approximately 150,000. 47% of its residents are renters.

EAST PALO ALTO is located in San Mateo County and has a population of about 33,000. 56% of its residents are renters. When EPA was incorporated in 1983, the first law passed by its city council was its rent stabilization ordinance which includes eviction protections.

LOS ANGELES

Rent Reform Derailed

In Los Angeles, the Rent Stabilization Ordinance allows landlords of apartments built before 1978 to raise rent by 3 to 8 percent beginning July 1 each year. Councilman Richard Alarcon recently proposed a four-month moratorium on rent increases, while the city considered a recommendation to eliminate the 3% floor and tie rent increases to the annual change in the Consumer Price Index. Tenants and advocates attended a May 21 city council meeting to testify in favor of Alarcon's proposal. The council voted to derail the modest reform by sending it back to committee.

Outraged tenants and advocates flooded the hall chanting, "No justice, no peace." Police officers arrived at the protest, and activists allege that police used excessive force to restrain protesters. A video of the event shows a police officer drawing a gun in the midst of the activity. Police made three arrests.

Without the passage of Alarcon's proposed moratorium, owners of rent-controlled properties can legally increase rent by 3% as of July 1.

"Not passing this is to side with injustice at a time when people are being laid off, furloughed, foreclosed upon, and have to choose between paying rent, medical expenses, food, and clothing," said Larry Gross, executive director of the **Coalition for Economic Survival**.

LOS ANGELES is California's largest city with an estimated population of 3.8 million. 52% of Los Angeles County residents are renters. L.A. has rent control with just cause eviction protections.

SACRAMENTO

Sacramento Renters Begin to Organize

In 2009, more than 1 in 3 foreclosed units in the City of Sacramento were rentals, affecting almost 7,000 tenants. Most of these tenants have been displaced from their homes.

With the assistance of Tenants Together, Sacramento renters have begun to organize around issues they are facing, particularly those related to the foreclosure crisis. Tenants Together members are planning door-to-door educational outreach in Sacramento to make sure tenants know their rights.

Tenants Together member and tenant activist Alison Brennan blogs about issues that tenants in foreclosure often come up against. She also uses the site as a forum for questions and answers. Her website is tenantsforeclosure.blogspot.com.

Brennan said that a renters group in Sacramento is long overdue.

“

I'm thrilled that Tenants Together members like myself are beginning to organize around issues facing tenants in Sacramento. We've got a lot of work to do to protect ourselves from banks and other speculators who are kicking people out of their homes for no good reason.

—Alison Brennan, TT Member
Sacramento, California

SACRAMENTO is the capital of California. With a population of about 415,000, it is the seventh-largest city in the state. 48% of its residents are renters.

SAN FRANCISCO

Just Cause Protections Extended

In March, the San Francisco Board of Supervisors voted unanimously to pass legislation extending just cause for eviction protections in foreclosure situations to nearly all tenants in the city. Prior to the law's passage, renters in buildings built after 1979 were not protected from arbitrary eviction after bank foreclosure.

Supervisor John Avalos championed the law. The version he introduced, and which was passed by the Board of Supervisors, would have given full just cause for eviction protections to all renters in post-1979 buildings, not just those in foreclosure situations. Unfortunately, Mayor Gavin Newsom vetoed the original version. Newsom indicated that he would sign a narrower version that was limited to foreclosed properties, which is what was eventually adopted and is now law.



Supervisor John Avalos

North Beach Seniors Stop Ellis Act Evictions

Eight elders who are long-term Chinese tenants of San Francisco's North Beach Neighborhood will be spared eviction from their homes at 152-162 Jasper Place, pursuant to a settlement reached with their landlords. The tenants range in age from 69 to 89 years old, and most have lived there for 30 to 40 years.

In a clear example of abusive speculation, the owners of the property bought the building in 2007, invoked the Ellis Act in 2008, and hoped to profit by evicting the tenants and selling the units.

The tenants, represented by Steve Collier of the **Tenderloin Housing Clinic**, contested the evictions in court and sued the landlord for failing to comply with city-issued Notices of Violation. In



North Beach Tenants

the settlement, the landlords agreed to dismiss the evictions, withdraw the Ellis Act filings, and not evict the tenants in the future.

"This is a great victory for the seniors facing the life-threatening loss of their homes," said attorney Collier. "These and other tenants are often told that they cannot win an Ellis Act eviction

and should just move. This settlement shows that tenants can fight back and keep their homes." Collier is the president of TT's Board of Directors.

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

STATE LEGISLATIVE UPDATES

Tenants Together monitors tenant-related legislation in Sacramento. Here's a summary of key issues in State Government that affect tenants. Be sure to check out our website and sign up for regular email updates.



NEW LAWS IN EFFECT

SB 290 Senator Mark Leno (D–San Francisco)
Increases eviction notice period to 60 days

Sixty-day notice for no fault evictions is now permanent – sunset provision removed from the law.

SB 120 Senator Alan Lowenthal (D–Long Beach)
Strengthens Tenants' Rights Against Utility Shutoffs

Protections to prevent utility shutoffs extended to single-family homes.

AB 590 Assemblymember Mike Feuer (D–Los Angeles)
Right to Counsel

Law authorizes pilot project for right to counsel in certain civil matters such as evictions.



TT member Jose Morales,
a senior evicted under the Ellis Act

Ellis Act Hearings Planned

Assemblymember Tom Ammiano has announced plans to hold hearings in Sacramento on the Ellis Act. The purpose of the hearings is to assess how the act has been utilized since its adoption 25 years ago and to consider what changes are necessary to prevent future misuse.

Tenants Together strongly supports reform of the Ellis Act, a state law that is routinely used by real estate speculators to displace entire buildings full of tenants. Contact Tenants Together if you would like to get involved.

info@tenantstogether.org / 415-495-8100

PENDING LEGISLATION

SB 1149
Stronger Credit Reporting Protections for Tenants

Senator Ellen Corbett (D–San Leandro) is the author of SB 1149, a bill that seeks to protect tenants evicted after foreclosure from negative credit impacts. Currently, eviction lawsuits remain masked from public view for 60 days after the date the case is filed. Unless a tenant prevails in the case within 60 days, the court records are unmasked, meaning they become public and credit reporting companies include the information in tenant screening reports. The bill would keep records masked under certain circumstances for tenants after foreclosure, thereby protecting their credit.

AB 1800
Classifying Fraudulent Rental a Felony

Assemblymember Fiona Ma (D–San Francisco) and Assemblymember Curt Hagman (R–Chino Hills) co-authored this bill to classify as grand theft the purported renting of a dwelling by a person claiming to be the owner of the property, where the person in fact has no ownership interest and the unsuspecting tenant loses rents and deposits.

SB 454
Preserving At Risk Affordable Rental Housing

Senator Alan Lowenthal (D–Long Beach) authored SB 454 to lift the sunset provision on California's law that seeks to preserve federally assisted affordable housing by identifying preservation buyers. The California Housing Partnership Corporation, which tracks subsidized housing at risk of conversion, estimates that in the next five years more than 82,000 units of affordable rental housing are at risk of conversion to market rates as affordability restrictions expire.

AB 2743
Prohibit Landlords from Requiring Declawing or Devocalizing of Animals

Authored by Assemblymember Pedro Nava (D–Santa Barbara), this bill would prohibit a landlord from advertising or establishing rental policies that require a tenant or a potential tenant to have an animal declawed or devocalized.

For more information on these and other legislative issues visit www.tenantstogether.org

Be sure to sign up for our email alerts to stay up to date on what's happening in Sacramento and across the state.

COURT WATCH

Tenants Together monitors the development of landlord-tenant case law, with a particular concern towards maintaining tenants' rights and remedies in the court system. Details on these cases and others are available on our website.

RECENT RULINGS

Guggenheim v. City of Goleta

En Banc Panel Will Review Rent Control Decision

A full panel of the Ninth Circuit Court of Appeals will review a controversial opinion, written by torture memo author Judge Jay Bybee, in which the court upheld a park owner's challenge to a mobile home rent control ordinance. The court concluded that the ordinance, which includes vacancy control, constituted a regulatory taking. Tenants Together, along with other allies, has filed an amicus brief urging the en banc panel to uphold the rent control ordinance.

Logan v. U.S. Bank

Federal District Court Holds No Private Right of Action under PTFA

The tenant sued U.S. Bank alleging violation of the Protecting Tenants at Foreclosure Act (PTFA). Judge Margaret Morrow of the Central District of California concluded that there is no private right of action for damages under the PTFA. The tenant has filed an appeal with the Ninth Circuit Court of Appeals. The tenant is not represented by counsel.

RWW Properties LLC v. DOE

Appellate Division Throws Out Post-Foreclosure Eviction

The Appellate Division of the Santa Clara Superior Court reversed an eviction of a tenant after foreclosure ruling that the trial court erred by holding that a 30-day notice was sufficient basis for an eviction lawsuit after foreclosure. Under the Protecting Tenants at Foreclosure Act, tenants in foreclosed properties are entitled to a 90-day notice prior to commencement of an eviction lawsuit. The tenant was represented by Spencer Wilson of Bay Area Legal Aid.

Embassy LLC v. City of Santa Monica

Landlord's Waiver of Ellis Held Invalid

The City of Santa Monica and landlord Embassy LLC entered into a settlement agreement 10 years ago in which the landlord expressly waived its right to withdraw the rental units under California's Ellis Act. Subsequently, the same landlord sought to withdraw the units and evict the tenants under the Ellis Act in violation of that agreement. The City rejected the filing based on the landlord's waiver. The Court held that the contractual waiver of the right to invoke the Ellis Act was invalid. The city will petition the California Supreme Court for review of the decision.

Help unite California tenants

Donate today

www.tenantstogether.org



SETTLEMENTS

Oberle v. Page Mill Properties

Court Approves Preliminary Settlement of Class Action

On May 28, 2010, a San Mateo Superior Court judge granted preliminary approval to a settlement in this closely watched class action against David Taran's Page Mill Properties. The lawsuit addressed Page Mill's creation of numerous corporate entities, each of which held four or fewer units and then claimed to be exempt from the rent stabilization ordinance under the so-called "mom and pop" exemption of the ordinance. Under the preliminary settlement, tenants will receive a full refund of all the excess rent payments, along with other relief.

“

I would be packing right now if I hadn't learned about my rights from Tenants Together. Thank you for your advice! The real estate broker led me to believe I'd have to move in less than a month, during Christmas, when in fact I have at least 90 days. It's crucial that we get the facts and make this information more readily available for tenants in California!

—Rachel Lopez, TT Member
San Diego, California

SPECIAL THANKS

Tenants Together would like to thank the following tenant law firms for their support.

Greenstein & McDonald
Peretz & Associates
Kletter Law Firm
Law Office of Richard Hurlburt
Law Offices of J. Wallace Oman
The Law Offices of Eric L. Lifschitz
Westley Law Office
Mosbrucker & Foran

FOLLOW US!



Visit www.tenantstogether.org for links to TT on facebook, blogger, and twitter.

995 Market Street, Suite 1202
San Francisco, CA 94103
415-495-8100

ADDRESS LABEL HERE



Support the California movement for tenant rights.
Join Tenants Together today!

MEMBERSHIP FORM

NAME

ORGANIZATION
(if applicable)

STREET ADDRESS

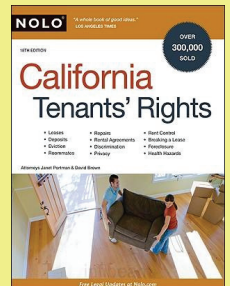
CITY/STATE/ZIP

PHONE

EMAIL

Get a T-shirt and book!

Members who contribute \$25 get a free T-shirt or book. Contribute \$50 or more and get both!



Individual Membership

Sliding scale \$0 - \$100

\$25 \$50 \$75 \$100

Other _____

I would like to join a Tenant Action Group in my community

Organizational Membership

Tenant association \$50 \$100 \$250

Nonprofits \$100 \$250 \$500

Other organizations \$250 \$500 \$750

Members who contribute \$25 or more get their choice of a free T-shirt or book.

Please send me a:

Tenants Together T-shirt Nolo Press California Tenants' Rights Book Both (for a contribution of \$50 or more)

T-shirt size: Small Medium Large Extra Large

Send form with check/money order to:
Tenants Together
995 Market St., Ste 1202
San Francisco, CA 94103

Join online at:
www.tenants-together.org