

## Bliss, Sandi

---

**From:** Mahre, Kali  
**Sent:** Thursday, September 26, 2019 2:06 PM  
**To:** Lane, Rebecca; Arents, Karen  
**Cc:** Guhin, David; Bliss, Sandi  
**Subject:** FW: Source of Income Anti Discrimination Ordinance

Good afternoon,

FYI only. Sandi will upload as late correspondence.

If you choose to respond to the citizen's email, please cc me for logging purposes.

Thanks!

### **Kali Mahre | Senior Administrative Assistant**

City Manager's Office | 100 Santa Rosa Avenue, Room 10 | Santa Rosa, CA 95404

Tel. (707) 543-3011 | Fax (707) 540-3030 | [kmahre@srcity.org](mailto:kmahre@srcity.org)

*Please note, if you do not receive a reply on a Tuesday afternoon, I am assisting with the City Council meeting.*



**The City Manager's Office is closed every Friday.**

**From:** Chris Benjamin <chrisbenj85@gmail.com>  
**Sent:** Monday, September 23, 2019 9:27 PM  
**To:** \_CityCouncilListPublic <citycouncil@srcity.org>  
**Subject:** Source of Income Anti Discrimination Ordinance

Hello,

I urge you to vote yes on a Source of Income Anti Discrimination Ordinance.

Thank you



Sonoma Intersections Coalition  
1450 Medical Center Dr.  
Rohnert Park, CA 94928

City Council,  
NO discrimination for  
Section 8

Thank you.

Regards,

Eddie Cunningham



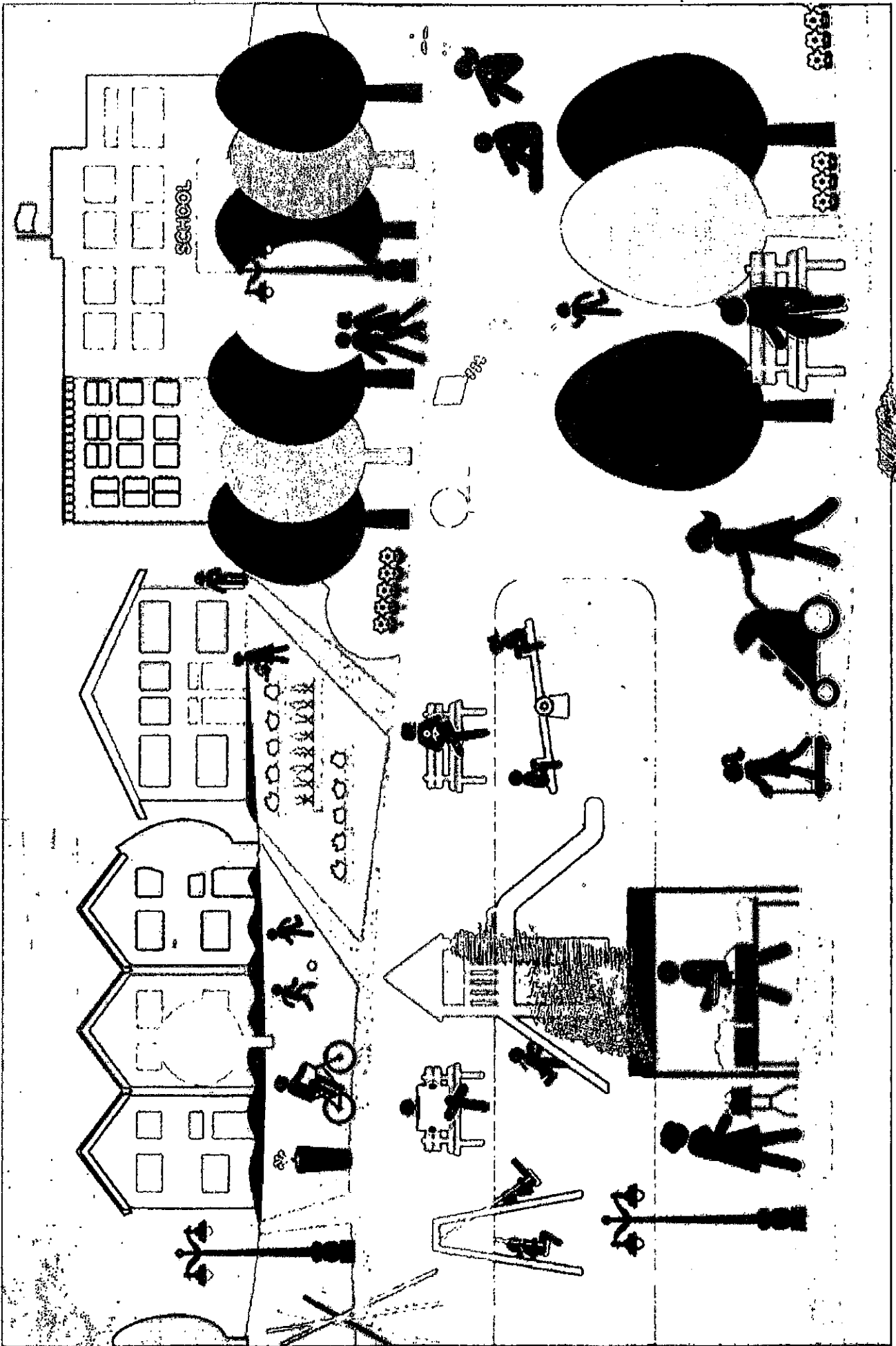
Santa Rosa City Council  
100 Santa Rosa Ave,  
Santa Rosa, CA  
95404

RECEIVED

SEP 18 2019

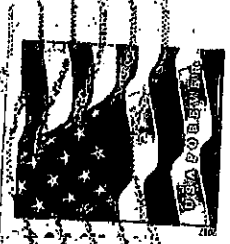
CITY OF SANTA ROSA  
CITY MANAGER

Sonoma Intersections Coalition is funded by the St. Joseph's Healthcare Foundation, with significant support from the Prevention Institute. Sonoma Intersections Coalition is comprised of local non-profits from the health and housing sectors working together to create safe, truly affordable, sustainable, and dignity-affirming housing, enabling all Sonoma County residents to be healthy and thrive. For more information, visit: [www.SonomaIntersections.org](http://www.SonomaIntersections.org)



**Sonoma Intersections Coalition**  
1450 Medical Center Dr  
Rohnert Park, CA 94928

No discrimination  
against Section 8  
vouchers in  
Housing! Income is income!  
Kathryn Suroik  
121 Leisure Park Cir.  
Santa Rosa, CA  
95401



**Santa Rosa City Council**  
100 Santa Rosa Ave.  
Santa Rosa, CA  
95404

**RECEIVED**  
SEP 18 2019

**CITY OF SANTA ROSA**  
**CITY MANAGERS OFFICE**

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**Sonoma Intersections Coalition**  
1450 Medical Center Dr.  
Rohnert Park, CA 94928

Victoria Yanez sez -

Please fix prop. 13 because  
we are in need of new tax\$.

vyanezsaldv@aol.com  
(707) 541-8357



Santa Rosa City Council  
100 Santa Rosa Ave.  
Santa Rosa, CA  
95404

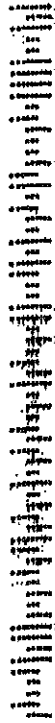
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**SEP 18 2019**

**CITY OF SANTA ROSA  
CITY MANAGER'S OFFICE**

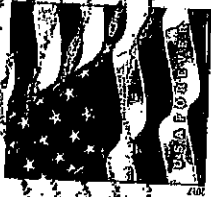
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Sonoma Intersections Coalition  
1450 Medical Center Dr.  
Rohnert Park, CA 94928

SONOMA COUNTY HEALTH CARE  
10 SEP 2009 10:11



Please no discrimination  
on Section 8. There needs  
to be guaranteed rent &  
good inspections. People need  
to feel safe & warm.

Thank you,  
Judy Kramer

Santa Rosa City Council  
100 Santa Rosa Ave,  
Santa Rosa, CA  
95404

RECEIVED

SEP 18 2009

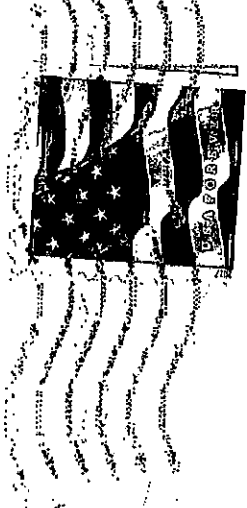
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Sonoma Intersections Coalition  
1450 Medical Center Dr.  
Rohnert Park, CA 94928

Don't deny Section 8 housing  
to residents. Please accept  
everyone

XXOO



Santa Rosa City Council  
100 Santa Rosa Ave.  
Santa Rosa, CA  
95404

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SEP 18 2019

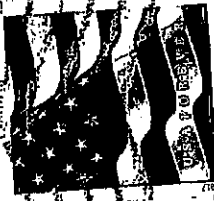
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Sonoma Intersections Coalition  
1450 Medical Center Dr.  
Rohnert Park, CA 94928

5439 FRANKLIN ST. #104  
SANTA ROSA, CA 95404



City Council Members:

As a former landlord who rented  
successfully to a Section 8 family  
for several years, I highly  
recommend not allowing  
discrimination against renters with  
this program. This will help to  
make us a more inclusive & healthy  
community.

Sincerely,  
*[Signature]*

Santa Rosa City Council  
100 Santa Rosa Ave,  
Santa Rosa, CA  
95404

RECEIVED  
SEP 18 2019

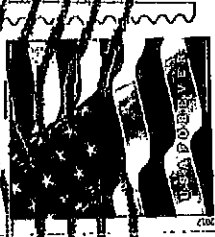
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Sonoma Intersections Coalition  
1450 Medical Center Dr.  
Rohnert Park, CA 94928

SAN FRANCISCO CA 940

16 SEP 2019 PM 5 L



*Section 8 vouchers should make it  
safer & easier to rent to people!  
guaranteed rent & good inspections!  
Help get people housed!  
Thanks!*

*Aileen Bill  
1945 Long Dr #43  
SR 95405*

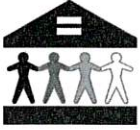
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# Fair Housing Advocates of Northern California

1314 Lincoln Ave., Ste. A, San Rafael, CA 94901 ▼ (415) 457-5025 ▼ TDD: (800) 735-2922  
[www.fairhousingnorcal.org](http://www.fairhousingnorcal.org) ▼ [fhanc@fairhousingnorcal.org](mailto:fhanc@fairhousingnorcal.org)

September 16, 2019

BY EMAIL ONLY (Tom Schwedhelm [tschwedhelm@srcity.org](mailto:tschwedhelm@srcity.org), Chris Rogers [crogers@srcity.org](mailto:crogers@srcity.org), Julie Combs [jcombs@srcity.org](mailto:jcombs@srcity.org), Victoria Fleming [vfleming@srcity.org](mailto:vfleming@srcity.org), Ernesto Olivares [eolivares@srcity.org](mailto:eolivares@srcity.org), John Sawyer [jsawyer@srcity.org](mailto:jsawyer@srcity.org), Jack Tibbetts [hjtibbetts@srcity.org](mailto:hjtibbetts@srcity.org)), City Clerk [citycouncil@srcity.org](mailto:citycouncil@srcity.org)

Santa Rosa City Council members  
City Hall  
100 Santa Rosa Avenue  
Santa Rosa, CA 95404

RE: Proposed Source of Income Protection Ordinance  
(Amendment of City Code adding a new chapter 10-46, Housing Anti-Discrimination Code)

Dear Councilmembers:

I write on behalf of Fair Housing Advocates of Northern California (FHANC) which currently provides fair housing counseling, education, investigation, and enforcement services to the residents of Santa Rosa and Sonoma County. We previously submitted comments on August 13 but would like to submit follow-up comments.

I would like to address the proposed ordinance, which establishes source of income protections for renters with third-party rental subsidies, including Housing Choice Voucher (HCV) holders, as part of the plan to address Santa Rosa's housing crisis, prevent displacement of existing residents, and preserve affordable housing in the City of Santa Rosa as part of its Comprehensive Housing Strategy.

Fair Housing Advocates of Northern California (FHANC) wholeheartedly supports such a fair housing ordinance, and believes it is a crucial step to preserving affordable housing for the most vulnerable populations in the city who are protected under federal and state fair housing law. Since July 1, 2016, FHANC has provided fair housing counseling services to members of protected classes living in Santa Rosa or experiencing discrimination in their search for housing within Santa Rosa. FHANC's Santa Rosa clients often allege discrimination in housing but express fear in raising their concerns or permitting FHANC to intervene for fear of retaliation. This is particularly true for individuals using housing subsidies because they are aware of the difficulties faced in locating new housing in Santa Rosa, particularly finding a landlord willing to accept their subsidy.



*A local non-profit helping communities eliminate housing discrimination*

TDD: CALIFORNIA RELAY SERVICE FOR THE HEARING OR SPEECH IMPAIRED: (800) 735-2922  
SE HABLA ESPAÑOL - NẾU CẦN GIÚP ĐỠ BẰNG TIẾNG VIỆT NAM XIN LIÊN LẠC SỐ: (415) 847-2747

Earlier this year, our agency tested ten properties in Sonoma County for which the listing did not specifically say "No Section 8." Eight of ten housing providers responded they were unwilling to consider HCVs. Their comments included the following:

- We don't take Section 8. Never done it before and **don't want to have to deal with the government.**
- No Section 8 but **I don't know why.**
- *To an African American tester:* I don't know, we just don't! *To a White tester:* I'm sorry you came all the way from the East Bay. Have you ever looked on the County's website?
- Section 8 is not something you want to give up, but **I'm not sure the owner will accept it** – some owners of units in the complex do but others do not.
- We don't accept vouchers, but **you can submit a regular application** if interested in applying without the voucher.
- We don't take Section 8 because we looked into it but discovered **the complex does not qualify.**
- We don't take Section 8, though I'm pretty sure we accepted it at one point in the past.

In addition, one test in Santa Rosa evidenced race discrimination.

Though I do not have the most recent iteration of the ordinance, I would like to address some concerns based on discussions we've been part of with other tenant advocates as well as discussions with those representing the interests of landlords.

#### Applicability

We strongly urge the city to have broad coverage that includes all rental properties, with the exception of owner-occupied single-family homes where the owner is renting a room in the house to one individual (which is the only exemption from state fair housing law coverage). Broad applicability will have the greatest effect on Santa Rosa residents and is consistent with the majority of similar ordinances enacted in recent years (including the County of Marin and the cities of Fairfax, Novato, and San Rafael).

Limiting applicability to properties with more than four (4) units does not limit applicability to larger landlords with greater resources, as plenty of landlords have multiple single-family homes or smaller properties but would be exempt from the coverage of this ordinance. Further, it has been our experience that it is often the smaller landlords who engage in the most egregious fair housing violations. In addition, landlords often have multiple properties – some with fewer than four (4) units as well as others that are larger – and it is important to maintain consistency and have this necessary protection apply to all properties (except for the limited exception in California) to limit confusion among landlords and maintain fairness for tenants/applicants.

This is a civil rights and fair housing issue. The protections of this ordinance are necessary for all Santa Rosa residents and should not be limited to larger properties.

#### Third-party lawsuits

If aggrieved parties who can bring complaints are limited to the individual applicant who has alleged discrimination, this precludes the small number of non-profit fair housing organizations who conduct testing (or are otherwise able to establish organizational standing) to bring any enforcement action. Enforcement of this ordinance will be limited and necessary policy change is unlikely to occur.

Discrimination is generally very difficult to prove. An applicant or tenant who alleges discrimination based upon their source of income may have no evidence that a violation has occurred aside from their word, which would not be sufficient evidence in court to bring a successful claim. They could

verbally be told “no Section 8,” but not have this in writing, nor have a witness to the discriminatory statement; or they could be told nothing is available when in fact it is, and have no proof otherwise. Non-profit fair housing organizations who gather evidence of discrimination and as a result can demonstrate diversion of resources and frustration of mission should be permitted within the definition of aggrieved parties, or be permitted to be a complainant. If housing providers are violating the provisions of the ordinance, and they refuse to change their practices despite receiving notifications/interventions from a non-profit organization, they should not be immune from liability merely because an individual applicant is not the one who has gathered evidence.

Additionally, renters with vouchers are under extreme pressure to find housing quickly so as not to lose their subsidies. Therefore, when they are told by landlords “no Section 8,” many do not have the time or the will to litigate, especially if the unit is already rented to someone else by the time they realize their rights have been violated, because they need to focus their time and energy on finding a place where their voucher will be accepted. Not allowing fair housing organizations to bring cases against landlords for violations of this ordinance would in many cases allow the ordinance to go unenforced.

#### Pilot program/education

Some landlord groups have suggested a pilot/educational program to try to incentivize landlords to participate without implementing an ordinance. However, such a pilot program would only result in an unnecessary delay and raises a number of fair housing concerns. If landlords are being incentivized to consider renting to voucher holders but are not required to consider all applicants equally (meaning they could consider renting to some voucher holders but not others), there is a greater likelihood that discrimination against racial and ethnic minorities, people with disabilities, and families with children will occur.

Our complaint-based and systemic investigations over the past few years have demonstrated discrimination in the city of Santa Rosa based upon race, national origin, familial status, and disability.

#### Strong penalties as a deterrent

We urge the council to implement strong civil penalties so that the ordinance will have teeth and can be a strong deterrent. As mentioned in our previous letter, in other ordinances, such as the Marin County ordinance, the following wording is included: “Any person who violates any of the provisions of this chapter or who aids in the violation of any provisions of this chapter is liable for **and the court must award to the individual whose rights are violated, three times the amount of special and general damages, or in the case of unlawful discrimination in the rental of a unit three times the amount of one month’s rent that the landlord charges for the unit in question.**” The individual who has experienced housing discrimination should be awarded special and general damages, and mere liability may not be a significant deterrent for housing providers. Criminal penalty is also included in other ordinances. Language included in other ordinances, particularly that “the court must award” said damages, is necessary in order for the ordinance to be strong, clear, and meaningful as a remedy. We urge the inclusion of such language so that the District Attorney or other entities can better enforce this ordinance, and so that there will be more incentive for housing providers to comply, knowing that there is the potential for greater penalty for failing to do so.

#### Loss Mitigation

Landlord groups have pushed for funding for loss mitigation for participating in the Section 8 program. Marin County has funded a “Landlord Incentive Program,” which has been well-received. FHANC supports any efforts to locate funding that can help attract landlords to participate in the program, but these efforts should not delay implementation of this necessary ordinance.


On behalf of our board, staff, and clients, I want to express my thanks to councilmembers for considering adopting this ordinance. We urge you to consider the issues raised above so that you

may have the best possible ordinance after which other jurisdictions in the county may model similar ordinances.

I have re-attached my previous letter for your reference.

Please don't hesitate to contact me with any questions you have.

Sincerely,

A handwritten signature in cursive script that reads "Caroline Peattie".

Caroline Peattie  
Executive Director

cc: Carmelita Howard

**Bliss, Sandi**

---

**From:** Tony White <tonwhite@sonic.net>  
**Sent:** Tuesday, September 24, 2019 12:16 PM  
**To:** CityCouncilListPublic  
**Subject:** Renter discrimination

Members of the Santa Rosa City Council,

As a member of the North Bay Jobs with Justice and the Alliance for a Just, Equitable and Sustainable Recovery, I want to urge you to adopt the Source of Income Anti-Discrimination Ordinance today.

I do not have to remind you that we have a housing crisis in Santa Rosa and that low-income families have been disproportionately affected by the fires and the high cost of housing throughout the county.

While racism and income status have been excuses for discrimination in the past, no one should be denied access to shelter or housing, no matter their source of income.

Give everyone the opportunity to apply for and receive equal access to available housing.

Respectfully,

Tony White 538-9129

**Bliss, Sandi**

---

**From:** Irena Nickels <esoomos@gmail.com>  
**Sent:** Monday, September 23, 2019 9:17 PM  
**To:** \_CityCouncilListPublic  
**Subject:** Sept 24th Adgenda Non- Discrimination Ordinance

Dear members of the council,

I am a 20 year resident of Sonoma County. I have been homeless almost 4 months. I am a senior on section 8. Why am I homeless? Because of so many rentals not accepting section 8, because I am constantly turned down for having section 8. I am a great tenant, a retired teacher in the county's school system, and am running out of time to use my voucher. I am breaking down emotionally and physically being homeless this long. It is mostly because the city/county will not allow those of us who have these vouchers full access to the scarce number of rentals in this county. What good is it if when the federal government is assisting us we cannot use this money? It is like having our hands tied. It is working against the federal government program that issued us this money. It has got to stop!

My life was one of contributing to our community before my last 4 months. Now I am crippled because of the prejudice and lack of laws to protect those of us with vouchers. I did not use a cane before, I did not break down emotionally before, I did not spend all my time moving things in and out of places and my car every day as I move from friend to friend to find a bed to sleep before. What will this member of your community do when my voucher runs out? Become a homeless street person? As it is I have spent 4 months moving constantly and am turned away daily, weekly. All of my great references and finances to pay the utilities and my part of the HUD payment do not mean anything in this climate of discrimination. I have so much more good qualities to offer a landlord than many folks not on section 8. I am not given a chance to prove that.

**PLEASE PASS THIS LAW!** We are the ones you need to care about. Please give us - instead of property managers and some landlords who do not want to "deal with" section 8, a chance. All the landlords who want to have cash from their tenants and not pay taxes on their rentals turn us away. There are plenty of them. I have had smooth inspections and paperwork with section 8 and we need to put an end to the FEAR that so many have around the HUD process. **GIVE US A CHANCE.** Follow in the footsteps of other counties who have done their part to vote to end this discrimination.

What more can I say? I am exhausted. I ask you, please, to vote for this anti-discrimination bill. Thank you for listening. Please act in our interest.

Sincerely,  
Irene Nickels



## Bliss, Sandi

---

**From:** michelle graham <grahammichelle@earthlink.net>  
**Sent:** Monday, September 23, 2019 11:26 AM  
**To:** \_CityCouncilListPublic  
**Subject:** My Letter Re: the Prohibiting Housing Discrimination Based on Source of Income Ordinance

Dear Mayor Schwedhelm and the members of the Santa Rosa City Council,

I am a housing provider in Sonoma County, and I want to add my voice to the current discussion regarding the proposed 'Prohibiting Housing Discrimination Based on Source of Income' Ordinance in Santa Rosa.

### My Experience:

I have been renting a unit in Cotati for over 19 years to a tenant on Section 8. I can say the experience has not only been good, but it has been great, as I have had no turnover the whole time, the tenant is very grateful for a nice place to live and has always been willing to help me out in taking care of the place. The money has always come in on time - the majority is auto-deposited into my account immediately from the Sonoma county Housing Authority, and then the tenant's portion I have always received as a check on time as well.

As another data point from Alameda County: My significant other has a rental unit in Oakland currently rented to a couple on Section 8, also for many years, and with no issues. The couple is very responsible, and the money has always come in on time from both the government and the tenants.

### From the Bottom Line Perspective:

I see Section 8 as being beneficial to myself as a housing provider, since the majority of the money is guaranteed from the government and comes in on time every month. The inspection process has always been minimal and easy. The few little things I have needed to address were things I wanted to take care of anyway as part of maintaining my property and its value.

### From the Human Perspective:

I see myself as not only a landlord, but also as a provider of housing to others. In this context, I want to treat others as I would like to be treated, and to be a part of building a community that deals with people equally and with respect, regardless of income level. If I were to be in a similar financial position, I would certainly want to be able to receive assistance and find a rental that would take me. We already have a problem with homelessness all over the Bay Area, and certainly now in Sonoma County as well. Whatever we can do to ensure housing is available to everyone I feel is incredibly important to keep that from escalating even more.

I have a vested interest in this, not only as a human being who wants fairness in our housing, but also as a property owner, since I know if the housing situation is too difficult for those with lower income levels, it will continue to add to the homeless problem, which in turn affects the entire Sonoma County and our property values. If other housing providers have issues with the logistics of Section 8, then I feel that could be addressed separately.

The most important thing should be ensuring all our citizens can find housing, and the proposed 'Prohibiting Housing Discrimination Based on Source of Income' Ordinance I support as a method to do this, and I believe it will be beneficial for the whole Sonoma County community.

Thank you for your time,

Michelle Graham  
Owner,

1 Kingston Lane  
Cotati, CA 94931  
707-291-0388

## Bliss, Sandi

---

**From:** Mahre, Kali  
**Sent:** Thursday, September 26, 2019 2:06 PM  
**To:** Lane, Rebecca; Arents, Karen  
**Cc:** Guhin, David; Bliss, Sandi  
**Subject:** FW: Source of Income Anti Discrimination Ordinance

Good afternoon,

FYI only. Sandi will upload as late correspondence.

If you choose to respond to the citizen's email, please cc me for logging purposes.

Thanks!

### **Kali Mahre | Senior Administrative Assistant**

City Manager's Office | 100 Santa Rosa Avenue, Room 10 | Santa Rosa, CA 95404

Tel. (707) 543-3011 | Fax (707) 540-3030 | [kmahre@srcity.org](mailto:kmahre@srcity.org)

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**The City Manager's Office is closed every Friday.**

**From:** Chris Benjamin <chrisbenj85@gmail.com>  
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**To:** \_CityCouncilListPublic <citycouncil@srcity.org>  
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**Cc:** Gouin, David; Bliss, Sandi  
**Subject:** FW: Sept 24th Adgenda Non- Discrimination Ordinance

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### **Kali Mahre | Senior Administrative Assistant**

City Manager's Office | 100 Santa Rosa Avenue, Room 10 | Santa Rosa, CA 95404

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Sincerely,

Irene Nickels



|                  |                 |
|------------------|-----------------|
| Rec'd at Meeting | 9/24/19         |
| Item No.         | 14.1            |
| From:            | Jeanette McFall |

INVESTING › LAWS &amp; REGULATIONS

# Bundle of Rights

REVIEWED BY WILL KENTON | Updated May 19, 2019

## What Is a Bundle of Rights?

A bundle of rights is a term for the set of legal privileges that is generally afforded to a real estate buyer with the transfer of the title. The bundle includes the following:

- The right of possession
- The right of control
- The right of exclusion
- The right of enjoyment
- The right of disposition

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**[Important: The average home buyer can expect the whole traditional bundle of rights once the deal is done.]**

Real estate ownership carries with it a complex set of rights, and the bundle of rights concept has traditionally been the way in which those rights are described and summarized. It is a feature of many real estate license tests and first-year law classes.

## How a Bundle of Rights Works

The average home buyer can expect the whole traditional bundle of rights once the deal is done. That is, home buyers expect to have the right of possession, of control, of exclusion, of enjoyment, and of disposition.

However, these rights can be broken up and assigned to different parties. This usually applies to commercial and investment property purchases. For example, the buyer of a rental property may have rights that are limited by local landlord-tenant laws and regulations. The owner of a storefront property may share certain rights with the tenant who runs a business there.

In any case, a real estate owner's bundle of rights can only be exercised with the boundaries of many other laws. For example, a homeowner's right of enjoyment may not be exercised beyond the limits of local noise control laws.

### Right of Possession

The right of possession simply states that the title holder is the legal owner of the property.

### Right of Control

The title holder can use the property in any way that is not illegal. In practice, a homeowners' association (when there is one) can place additional restrictions on anything from garden ornaments to pet ownership, though these rules are not laws.

### Right of Exclusion





The right of exclusion allows the title holder to limit who may enter the property. This one has few real limits. Easements may be in place permitting access to utility lines may override this right. A warrant authorizing a search of the property trumps the right of exclusion.

### **Right of Enjoyment**

The right to enjoyment asserts the title holder's right to participate in any activities he finds pleasurable while on the property. This assumes, once again, that those activities are lawful.

### **Right of Disposition**

The right of disposition protects the title holder's right to transfer ownership, permanently or temporarily, to another party. This right is fully realized only when the property is owned outright and not mortgaged. An exclusion also applies if the property is subject to a lien.

### **Key Takeaways**

- *A buyer of property gets a bundle of rights along with the title.*
- *These rights generally give the buyer the freedom to use the property within the limits of the law.*
- *Commercial property investors may share some of these rights with other parties.*



Rec'd at Meeting 9/24/19  
Item No. 19.1  
From: Basha Opie

Santa Rosa City Council  
Mayor  
Schwedhelm

Dear City Council and Mayor Schwedhelm,

I humbly request you vote to save me from being pushed out of my apartment:

1409 Townview Avenue, #301  
Santa Rosa, CA 95405

- Resident since July 2015 (4 years)
- Section 8 four years now
- 65 years old, disabled
- Immigrants from Soviet Union
- Happy at Vintage @ Bennett Valley

See attached article from Bay Area News/Events/People

Re: Musiy Rishin

**The council voted Sept. 3 to RESCIND** a rules that would have allowed Rishin's out-of-state landlord to evict him from the apartment he's lived in for four years.

Prior to council vote, Rishin's family feared the worst. Rishin rents through the housing voucher program, Section 8, under the federal government pays the bulk of the rent directly to the landlord as a way to help low income elderly and disabled people like myself.

Last August I almost died of 3 ureteral stones and SEPSIS, per Dr. R. James (2 emergency surgeries). Jennifer Johnson saw my MEDICAL RECORDS AND DAVID, RETIRED VET ACCEPTED PRO RATED CHECK TO AVOID EVICTION AND LATE FEES. JOHNSON SAID I WOULD NEVER BE CHARGED LET FEES. I HAVE HER CAT NECKLANCE VAN CLEEF AND ARPES VALUED AT \$125K AND ROCHER CHOCOLATES FOR MOTHERS DAY I PAID \$10.00. IN STEAD OF RECIPROCATING SHE SERVES ME UD THAT IS SLANDEROUS, DEFAMATION OF CHARACTER, DISCRIMINATORY AND RETALIATORY.

BASHA  
OPIE

resident

**CONTACT**

PHONE:  
707-332-8431

EMAIL:  
[bashaopie@gmail.com](mailto:bashaopie@gmail.com)

Sincerely,  
*Basha Opie*  
Basha Opie

SEN Bill 329  
10-13-19 sign to

If passed:  
ORD:  
EO  
Fair Housing  
Rental Assist

62 ended  
~~no longer~~

PENCE: "Many people on  
Facebook being targeted  
in violation of their  
rights. The hands of  
their own gov't."  
"TRUMP'S  
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Freedom Coalition"

SUB 4-24  
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VIA  
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UP PENCE  
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flourishing society  
RELIGIOUS FREEDOM

3rd party DISC claims - Fair Housing  
Investigation  
Ch 10-46 -  
I ne/ voucher?  
Voucher holder (Aussie)

PPRS  
TRUMP  
STANDS UP  
FOR  
RELIGIOUS  
FREEDOM

Viol - Strong Penalties  
Rentals - Inspect a unit?

Rebecca Lane = Mngt HUD

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RELIGIOUS FREEDOM  
ZORZI, PRES OF  
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WALST  
JOURNAL

waiting for FORM  
VIA USPO



CITY COUNCIL

4 PM TUES  
CITY HALL  
100 SR  
AVE

BRUSHSTARY  
"YOU WILL BE EVICTED"

# Survivor and immigrant saved from eviction

543-3010

NEWS | MAYA MIRSKY | J. STAFF

A vote by Alameda's City Council has saved Musiy Rishin, an 87-year-old disabled Holocaust survivor from the former Soviet Union, from being pushed out of his apartment.

"He's happy and he's basically very exhausted," said his daughter, Svetlana Rishin.

The council voted Sept. 3 to rescind a rule that would have allowed Rishin's out-of-state landlord to evict him from the apartment he's lived in for 17 years.

Prior to the council vote, Rishin's family feared he worst. "This is the first really negative thing he ever countered in this country, and he cannot believe that this is happening to him," his daughter said at the time.

Rishin rents through the housing voucher program known as Section 8, under which the federal government pays the bulk of the rent directly to landlords as a way to help low-income, elderly and disabled people.

Alameda prohibits landlords from evicting regular tenants so they can raise the rent to market rate. However, the city was one of only a few in California with an exemption allowing Section 8 tenants to be evicted without cause, said Sarah McCracken, a staff attorney with Centro Legal de la Raza, who represented Rishin.

"This is an extremely rare and unusual exemption, and it causes this kind of abuse," she said.

Eviction would have been particularly traumatizing, Svetlana Rishin said, because of her father's history. Musiy Rishin was 9 years old in 1941 when he and his parents fled the Nazi invasion of Ukraine.

"The train was being bombed and people were being killed in front of his eyes by shrapnel," she said.

Rishin, his parents and brother ended up in Tashkent, Uzbekistan, where he became an attorney, living there until 1998 when the family emigrated to California because of unrest in the country.

"Everything he made, he built, he loved,

Rishin's son, who lived with him during a long battle with cancer until he passed away in April.

"In the midst of it, my father got struck by this very cruel behavior by the landlord," Svetlana Rishin said.

According to Rishin, who is currently staying with and taking care of her father, the landlords had been trying to get rid of him since a few years after he moved in,



Musiy Rishin

considering him an undesirable tenant. They were looking to upgrade, she said: "They started remodeling the building to position it as a luxury building."

Then this year he was given a notice to pay an additional \$700 in rent, and, on the heels of that, an eviction notice.

In an interview with the Guardian, the landlords, Margaret and Spencer Tam, said the building is a business venture for them and they want to charge market rate for the two-bedroom apartment. Rishin's subsidized rent is currently \$2,540 a month.

"That's still not good enough for them," McCracken said of the owners.

J.'s attempts to contact the Tams were unsuccessful.

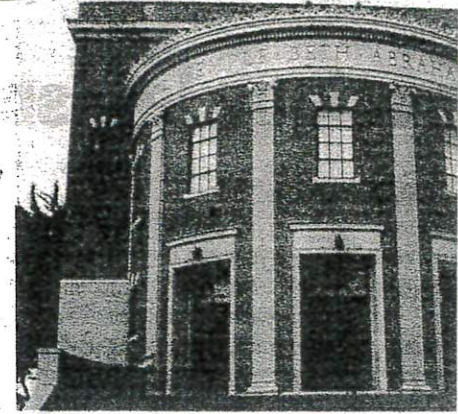
Svetlana Rishin said that the issue for her father was not that he would become homeless, but that he was being forced out of a place where he felt safe.

"For older people, they cannot be moved easily," she said. "It's one of the most traumatic events."

Alameda Mayor Marilyn Ezzy Ashcroft called what was happening to Rishin "heartbreaking," but also said that it was important to consider ways to ensure that landlords will continue accepting Section 8 tenants in a city already suffering from a tight housing market.

"Part of the dilemma is we don't want people to be discouraged from becoming Section 8 landlords," she said.

Public opinion was on Rishin's side: A pro-rent control group held a rally outside Rishin's Alameda apartment complex, draw-



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- Kindergym for our youngest members 6 months to 3 years old
  - Gan Avraham Preschool for our 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 year olds
  - Bet Sefer Religious School for Kindergarten through 7th grade
  - Tichoñ Abraham Teen Education for 8th and 9th graders with Confirmation
  - La'atid Youth Group (4-7th grade) that meet in our Youth Center
  - Adult learning opportunities through guest lecturers
  - Tikkun Olam Projects (Social Action)
  - Active Men's Club and Women of Faith
  - Shabbat Services led by Rabbi Marjorie
  - Shabbat Mishpacha led by parent children
  - Youth Services led by Susan Simo Director
- ...and a host of additional opportunities involved

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~~DISCRIMINATION~~

REFUGION

Even Posh HASHTAGS



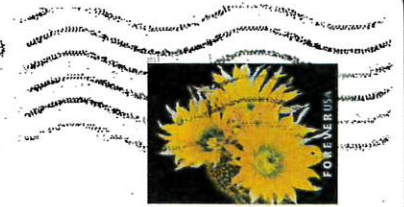


Sonoma Intersections Coalition  
 1450 Medical Center Dr,  
 Kohnert Park, CA 94928

**All Council Members  
 Received This**

SAN FRANCISCO, CA 940

19 SEP 2019 PM 4 L



Thank you for your support of tenants' health and security. The Source & Income Anti-Discrimination Ordinance is a critically important protection for our community's most vulnerable residents. The health of our entire community will be proved by this policy. I urge your support and your "Yes" vote.

*Dan Schurman, St Joseph Health*

Santa Rosa City Council  
 100 Santa Rosa Ave,  
 Santa Rosa, CA  
 95404

**RECET**

**SEP 23 2019**

CITY OF  
 CITY MAN.

Sonoma Intersections Coalition is funded by the St. Joseph's Healthcare Foundation, with significant support from the Prevention Institute. Sonoma Intersections Coalition is comprised of local non-profits from the health and housing sectors working together to create safe, truly affordable, sustainable, and dignity-affirming housing, enabling all Sonoma County residents to be healthy and thrive. For more information, visit: [www.SonomaIntersections.org](http://www.SonomaIntersections.org)

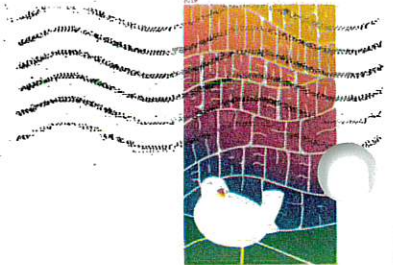


Sonoma Intersections Coalition  
1450 Medical Center Dr.  
Rohnert Park, CA 94928

All Council Members  
Received This

SAN FRANCISCO, CA 94101

19 SEP 2019 PM 4:1



Dear City Council Members,  
I strongly urge you to  
Vote yes on the Source of Income  
Anti-discrimination ordinance as  
it can only serve to ensure  
more inclusive and equitable  
housing in our city for our most  
vulnerable and systems impacted  
residents.

Best,  
Chad Bolh

Santa Rosa City Council  
100 Santa Rosa Ave,  
Santa Rosa, CA  
95404

RECEIVED

SEP 23 2019

CITY OF SANTA ROSA  
CITY MANAGER

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Sonoma Intersections Coalition  
1450 Medical Center Dr.  
Rohnert Park, CA 94928

All Council Members  
Received This



THANK YOU FOR YOUR EFFORTS  
TO ENSURE OUR NEIGHBORS HAVE  
ACCESS TO HEALTHY HOUSING. HOUSING  
IS A CORE DETERMINANT OF HEALTH,  
AND THE ~~AN~~ SOURCE OF INCOME ANTI-  
DISCRIMINATION ORDINANCE & RENTAL WASTAGE  
TAX PROGRAM ARE TWO POLICIES THAT  
WILL PROVIDE MUCH NEEDED RESpite  
TO OUR NEIGHBORS IN NEED OF  
DIGNITY AFFIRMING HOUSING.



Santa Rosa City Council  
100 Santa Rosa Ave,  
Santa Rosa, CA  
95404

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SEP 23 2019

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CITY MANAGER

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DANIEL WEINBERG, LANDLORD

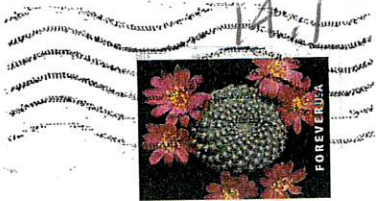
All Council Members

Received This

Sonoma Intersections Coalition  
1450 Medical Center Dr,  
Rohnert Park, CA 94928

SAN FRANCISCO CA 941

19 SEP 2019 PM 4 1



Dear City Council Members,

The foundation of a healthy community is resident health. Health outcomes are largely reliant upon our social + physical environments. Housing is one of the most effective ways to improve these - stable, quality, affordable housing. We need to protect Housing Choice Voucher Holders for the health of our community.

Santa Rosa City Council  
100 Santa Rosa Ave,  
Santa Rosa, CA  
95404

RECEIVED  
SEP 23 2019

CITY OF  
CITY MAN.

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Respectfully, Gillian Haley

