

SF ANTI-DISPLACEMENT COALITION KNOW YOUR RIGHTS GUIDE

SOFT STORY SEISMIC RETROFIT

WHAT IS IT?

A city mandated retrofit of a building designed to safeguard buildings in an earthquake. By September 2020, landlords must have completed all of the work on buildings designated by the city to be retrofitted. To check if your building is on the city's list, go to <https://sfdbi.org/softstory>.

WHAT DO THEY ACTUALLY DO TO THE BUILDING?

The work is only done on the lower level, usually in the garage, to reinforce the structure to hold up during an earthquake. The garage or a commercial area is the most vulnerable in an earthquake, which is why they need to be reinforced.

WILL I HAVE TO MOVE?

In 99% of the cases, you will NOT have to move. The most likely case in which you will have to be relocated is if you live in the apartment on the ground floor next to the garage.

IF I LIVE ON THE GROUND FLOOR, HOW DO I KNOW IF I WILL HAVE TO BE RELOCATED?

State law says you must first receive a written 60-day temporary eviction notice (30-days if you've lived there less than a year). The landlord must have all permits applied for and approved by the Department of Building Inspections before s/he can issue a temporary eviction notice.

You must also receive half of the relocation benefits (check with the groups listed below for info about the amount), and the other half when you leave. The notice must state that you have the right to return and provide dates that the work will be done (not open ended). It is recommended, however, that you send the landlord a letter confirming the fact that YOU WILL BE RETURNING when the work is done. If you do not send the letter, do not panic. You still have the right to return. You may simply want to send the letter at a later date.

If you have further questions, please contact one of the counseling groups listed below:

CAUSA JUSTA::JUST CAUSE (CJJC)

www.cjjc.org
2301 Mission Street, #201
For hours see cjjc.org/tenant-services

HOUSING RIGHTS COMMITTEE

www.hrcsf.org/counseling.html

Mission District Office:
415-703-8644
1663 Mission, #504 @13th Street

Richmond District Office:
415-947-9085
4301 Geary @ 7th Ave

SF TENANTS UNION

www.sftu.org/counseling
558 Capp Street
415-282-6622

Find counseling hours at www.sftu.org/sched/, and make sure to check the day of your planned visit as hours are subject to change.

SENIOR & DISABILITY ACTION

1360 Mission Street #400
415.546.1333

SOUTH OF MARKET COMMUNITY ACTION NETWORK (SOMCAN)

www.somcan.org/services

1110 Howard Street
Tenant Counseling by Appointment.
(415) 255-7693

5000 Mission Street at Excelsior Works!
Fridays 10AM-6PM. *Please call (415) 255-7693 and schedule an appointment with Gene.*