

# Tenderloin Airbnb scofflaws

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ties of \$692,728, but it has collected only \$156,816. More than \$535,000 in penalties remains unpaid, with half of that now in the hands of the Bureau of Delinquent Revenue awaiting collection.

One major violator, Lumi Worldwide Inc., a Nevada corporation, was fined \$191,000. City Planning, acting on an anonymous tip, opened an investigation last year into the corporation's renting of apartments at the Wilson Building on Market Street where it holds leases on nine apartments. It was found to be renting them short-term to tourists and visiting executives from Fitbit, BMW and other corporations. The Wilson Building offered five affordable housing units of its total of 67 apartments when it opened for business in November 2014. (tinyurl.com/CCENov2014.)

Lumi Worldwide hasn't paid the fine. It filed a lawsuit against the city, claiming a list of constitutional and evidentiary violations, including a lack of due process, in the city's investigations. How an out-of-state corporation snagged multiple leases at the Wilson in a city parched for housing remains unanswered. Raintree Partners, a Southern California developer, owns the Wilson. It has not responded to The Extra's inquiry on its relationship with Lumi Worldwide.

Guy is concerned about the low numbers of property holders seeking registration, but he's not hesitant about using the powers conferred on his office. "We'll continue our outreach efforts and we're looking to bring more traffic to our website, but at some point we may have to concentrate more attention to enforcement," he said. The vigor of enforcement efforts may be tempered by a political reading of the mood of the voters, who defeated Proposition F, a measure drawn to tighten the short-term rental laws, in November.

Guy's office learns of possible viola-

tions of the short-term rental rules from a number of sources: homeowners associations, neighbor complaints, Department of Building Inspection review, even call-ins to the Mayor's Office of Housing. Some of the investigations have been opened as a result of his staff trolling the Internet and unearthing open violations of the law.

Short-term rental hosts operating without approval and registration can be fined up to \$484 a day from the date the city's notice of violation is served to the date the unlawful rental is abated.

While the city proceeds slowly and methodically to bring seemingly reluctant hosts into compliance, others are clamoring for more immediate action.

The San Francisco Apartment Association, a nonprofit advocate for tenants and landlords, thinks short-term rentals are a "terrible idea," citing a list of safety, building code, insurance and health concerns in recent notice to its members.

"We're in a rent-controlled city," said Charlie Goss, the association's manager of government affairs. "Many people who are using this Airbnb opt-out are contributing to the serious housing shortage we now face. Why would any forward-thinking landlord want to hand the keys to his property to a stranger he knows only from the Internet? A good landlord wants to protect his tenants and his property."

Goss was direct in placing responsibility squarely on the city. "I'm not surprised that so few have registered. Most of them can't register. They're not renting their primary residences, or they're renting multiple units, or they're corporations holding leases on many units — none of them could qualify. I think the absolute lack of strong enforcement by the city against illegal rentals is the real problem." ■

*Charisma Tompkins contributed to the research for this report.*



## HOUSING APPLICATIONS ARE BEING ACCEPTED FOR THE KNOX AND BAYANIHAN HOUSE



The Knox



Bayanihan House

Please go to 241 6th Street, San Francisco, CA for applications

**The TODCO Single Room Occupancy (SRO) Housing Waiting List is open for the Knox and the Bayanihan House.** If your name is currently on any TODCO Housing Waiting List and you would like information on your current status, please call the TODCO Marketing Office at 415-957-0227 on Fridays only.

Building	Size & Amenities	Max/Min Household Income Limits	Rent as of Feb. 1, 2015
<b>The Knox SRO</b> located at 241- 6th St. & Tehama is accepting applications and has an <b>OPEN WAITLIST</b>	<b>SRO – 1 Person or Couple</b> Room size: 10 ½ x 18 (Semi-Private) bathroom 7 x 7 Unit amenities: sink, microwave, refrigerator, 2-burner stove, closet, single bed Building amenities: small gym, library, private lounge, roof top garden, community kitchen, laundry facility, 24 hour staff & surveillance	1 person \$34,600/year 2 person \$39,520/year Minimum income of \$1,374/month	Move-in deposit \$687 Monthly rent \$687 plus utilities
<b>Hotel Isabel</b> located at 1095 Mission <b>CLOSED WAITLIST</b>	<b>SRO – 1 Person</b> Shared bathroom Unit amenities: sink, microwave, refrigerator, 2- burner stove, closet and single bed	1 person \$34,600/year No minimum income Closed	30% OF INCOME Requires a Certificate of Homelessness
<b>Bayanihan House</b> (Non-assisted units) located at 88 – 6th St. & Mission. <b>OPEN WAITLIST</b>	<b>SRO – 1 Person or Couple</b> Room single: 10½ x 12, shared bathroom Double occupancy: 12x12, shared bathroom Unit amenities: sink, microwave, refrigerator, 2-burner stove, closet, single bed Building amenities: community kitchen, 24 hour staff & surveillance, laundry facility	1 person \$30,275/year Couple \$34,580/year Minimum income of \$889.40/month	As of Jan. 1, 2015 Move-in deposit \$607 Monthly rent \$607 Utilities included

TDD: (415) 345-4470



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## BUILDING UC HASTINGS: PUBLIC HEARING

Under the requirements of the California Environmental Quality Act (CEQA) and its guidelines, a Draft Environmental Impact Report (Draft EIR) has been prepared by the University of California Hastings College of the Law (UC Hastings) in connection with our proposed Long Range Campus Plan (LRCP). A 45-day comment period, beginning March 25, 2016, and ending May 9, 2016, is provided to return written comments to UC Hastings.

**You are invited to attend a public hearing on the UC Hastings LRCP Draft EIR at 6 p.m. on May 3, 2016, at the UC Hastings, 200 McAllister Street building on the 2nd Floor in the Alumni Reception Center. The Draft EIR is also available for review online at: [bit.ly/uch-draft-eir](http://bit.ly/uch-draft-eir).**

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