See a Social Security Number? Say Something!
Report Privacy Problems to https://public.resource.org/privacy
Or call the IRS Identity Theft Hotline at 1-800-908-4490
Short Form
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code
(except black lung benefit trust or private foundation)
Please use IRS label or type.
Number and street (or P.O. box, if mail is not delivered to street address)
City or town, state or country, and Zip + 4
San Francisco Tenants Union
558 Capp St.
San Francisco, CA 94110

A For the 2008 calendar year, or tax year beginning January 1, 2008, and ending December 31, 2008.

B Check if applicable
☐ Address change
☐ Name change
☐ Initial return
☐ Termination
☐ Amended return
☐ Application pending

C Name of organization
San Francisco Tenants Union

D Employer identification number
94-3059241

E Telephone number
(415) 282-6543

F Group Exemption Number

G Accounting method
☐ Cash
☐ Accrual
☐ Other (specify)

H Check ☐ if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

I Website: http://www.sftu.org

J Organization type (check only one) — ☑ 501(c) (4) (insert no.) ☐ 4947(a)(1) or ☐ 527

K Check ☐ if the organization is a section 509(a)(3) supporting organization and its gross receipts are not more than $25,000, a return is not required, but if the organization chooses to file a return, be sure to file a complete return.

L Add lines 5b, 6b, and 7b, to line 9 to determine gross receipts, if $1,000,000 or more, file Form 990 instead of Form 990-EZ.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (See the instructions for Part I.)

1 Contributions, gifts, grants, and similar amounts received
1 15,041

2 Program service revenue (including government fees and contracts)
2 79,228

3 Membership dues and assessments
3 76,657

4 Investment income
4 226

5a Gross amount from sale of assets other than inventory
5a

5b Less: Cost or other basis and sales expenses
5b

5c Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a) (attach schedule)
5c 0

6 Special events and activities (complete applicable parts of Schedule G) If any amount is from gaming, check here ☐

a Gross revenue (not including $ of contributions reported on line 1)
6a

b Less: direct expenses other than fundraising expenses
6b

6c Net income or (loss) from special events and activities (Subtract line 6b from line 6a)
6c 0

7a Gross sales of inventory, less returns and allowances
7a

7b Less: cost of goods sold
7b

7c Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)
7c

8 Other revenue (describe) ☐
8

9 Total revenue. Add lines 1, 2, 3, 4, 5a, 5b, 5c, 6a, 6b, 6c, 7a, 7b, 7c, and 8
9 171,152

10 Grants and similar amounts paid (attach schedule)
10

11 Benefits paid to or for members
11

12 Salaries, other compensation, and employee benefits
12 43,626

13 Professional fees and other payments to independent contractors
13

14 Occupancy, rent, utilities, and maintenance
14 16,200

15 Printing, publications, postage, and shipping
15 12,831

16 Other expenses (describe) ☐ See Attachment A
16

17 Total expenses. Add lines 10 through 16.
17 186,909

18 Excess or (deficit) for the year (Subtract line 17 from line 9)
18 15,757

19 Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year’s return)
19 45,898

20 Other changes in net assets or fund balances (attach explanation)
20

21 Net assets or fund balances at end of year. Combine lines 18 through 20
21 30,141

Part II Balance Sheets. If Total assets on line 25, column (B) are $2,500,000 or more, file Form 990 instead of Form 990-EZ.

(See the instructions for Part II.)

A Beginning of year

(B) End of year

22 Cash, savings, and investments
35,984 22 28,101

23 Land and buildings
23

24 Other assets (describe) Accounts Receivable & Grants Owed
19,225 24 11,351

25 Total assets
55,209 25 39,452

26 Total liabilities (describe) Earmarked Funds
9,311 26 9,311

27 Net assets or fund balances (line 27 of column (B) must agree with line 21)
45,898 27 30,141

For Privacy Act and Paperwork Reduction Act Notice, see the Instruction for Form 990.
Form 990-EZ (2008)

Part III Statement of Program Service Accomplishments (See the instructions for Part III.)

What is the organization's primary exempt purpose? Advocacy For Tenants & Affordable Rental Housing

Describe what was achieved in carrying out the organization's exempt purposes. In a clear and concise manner, describe the services provided, the number of persons benefited, or other relevant information for each program title.

28 Advocated for legislation & policies promoting affordable rental housing and tenants rights

(Grants $ 0 ) If this amount includes foreign grants, check here □ 28a 107,242

29 Counseled approximately 3,000 tenants on their legal rights

(Grants $ ) If this amount includes foreign grants, check here □ 29a 45,906

30 Published Tenants Rights Handbook and distributed it to 2,000 tenants

(Grants $ 5,400 ) If this amount includes foreign grants, check here □ 30a 18,717

31 Other program services (attach schedule)

(Grants $ ) If this amount includes foreign grants, check here □ 31a 18,717

32 Total program service expenses (add lines 28a through 31a) □ 32 171,865

Part IV List of Officers, Directors, Trustees, and Key Employees. List each one even if not compensated (See the instructions for Part IV)

(a) Name and address (b) Title and average hours per week devoted to position (c) Compensation (If not paid, enter -0-) (d) Contributions to employee benefit plans & deferred compensation (e) Expense account and other allowances

Claire Bernard
558 Capp St.; San Francisco CA 94110 President 5 Hours 0 0 0

Miguel Wooding
558 Capp St.; San Francisco CA 94110 Treasurer 5 Hours 0 0 0

Ted Gullicksen
558 Capp St.; San Francisco CA 94110 Secretary/Exec. Dir. 40 Hours 28,661 0 0

David Zlutnick
558 Capp St.; San Francisco CA 94110 Member 3 Hours 12,878 0 0

Susan Prentice
558 Capp St.; San Francisco CA 94110 Member 3 Hours 0 0 0

Mara Math
558 Capp St.; San Francisco CA 94110 Member 3 Hours 0 0 0

Jose Morales
558 Capp St.; San Francisco CA 94110 Member 3 Hours 0 0 0

Nancy Williams
558 Capp St.; San Francisco CA 94110 Member 5 Hours 0 0 0

Roger Levin
558 Capp St.; San Francisco CA 94110 Member 3 Hours 0 0 0
Part V Other Information (Note the statement requirements in the instructions for Part VI.)

33 Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity.

34 Were any changes made to the organizing or governing documents but not reported to the IRS? If "Yes," attach a conformed copy of the changes.

35 If the organization had income from business activities, such as those reported on lines 2, 6a, and 7a (among others), but not reported on Form 990-T, attach a statement explaining your reason for not reporting the income on Form 990-T.

35a Did the organization have unrelated business gross income of $1,000 or more or section 6033(e) notice, reporting, and proxy tax requirements?

35b If "Yes," has it filed a tax return on Form 990-T for this year?

36 Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," complete applicable parts of Schedule N.

37a Enter amount of political expenditures, direct or indirect, as described in the instructions.

37b Did the organization file Form 1120-POL for this year?

38a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still unpaid at the start of the period covered by this return?

38b If "Yes," complete Schedule L, Part II and enter the total amount involved.

39 Section 501(c)(7) organizations. Enter:

39a Initiation fees and capital contributions included on line 9...

39b Gross receipts, included on line 9, for public use of club facilities...

40a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under:

40b Section 501(c)(3) and (4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If "Yes," complete Schedule L, Part I.

40c Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958...

40d Enter amount of tax on line 40c reimbursed by the organization...

40e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T.

41 List the states with which a copy of this return is filed...

42a The books are in care of...

42b At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country.

42c See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.

43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041—Check here and enter the amount of tax-exempt interest received or accrued during the tax year.

44 Did the organization maintain any donor advised funds? If "Yes," Form 990 must be completed instead of Form 990-EZ.

45 Is any related organization a controlled entity of the organization within the meaning of section 512(b)(13)? If "Yes," Form 990 must be completed instead of Form 990-EZ.
Part VI  Section 501(c)(3) organizations only. All section 501(c)(3) organizations must answer questions 46–49 and complete the tables for lines 50 and 51.

46  Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If “Yes,” complete Schedule C, Part I.  

47  Did the organization engage in lobbying activities? If “Yes,” complete Schedule C, Part II.  

48  Is the organization operating a school as described in section 170(b)(1)(A)(ii)? If “Yes,” complete Schedule E.  

49a Did the organization make any transfers to an exempt non-charitable related organization?  

b If “Yes,” was the related organization(s) a section 527 organization?  

50  Complete this table for the five highest compensated employees (other than officers, directors, trustees and key employees) who each received more than $100,000 of compensation from the organization. If there is none, enter “None.”

<table>
<thead>
<tr>
<th>(a) Name and address of each employee paid more than $100,000</th>
<th>(b) Title and average hours per week devoted to position</th>
<th>(c) Compensation</th>
<th>(d) Contributions to employee benefit plans &amp; deferred compensation</th>
<th>(e) Expense account and other allowances</th>
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<tbody>
<tr>
<td>None</td>
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Total number of other employees paid over $100,000 ➤

51  Complete this table for the five highest compensated independent contractors who each received more than $100,000 of compensation from the organization. If there is none, enter “None.”

<table>
<thead>
<tr>
<th>(a) Name and address of each independent contractor paid more than $100,000</th>
<th>(b) Type of service</th>
<th>(c) Compensation</th>
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</table>

Total number of other independent contractors each receiving over $100,000 ➤

Signature of officer  
Ted Gullicksen, Secretary  
Type or print name and title  

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Preparer’s signature  
Preparer’s Identifying Number (See instructions)  
Date  
Check if self-employed  
EIN  
Phone no  

May the IRS discuss this return with the preparer shown above? See instructions  

Form 990-EZ (2008)
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bank Charges</td>
<td>$ 106</td>
</tr>
<tr>
<td>Taxes &amp; Fees</td>
<td>965</td>
</tr>
<tr>
<td>Workers Comp</td>
<td>527</td>
</tr>
<tr>
<td>Issues Advocacy</td>
<td>101,121</td>
</tr>
<tr>
<td>Equipment</td>
<td>292</td>
</tr>
<tr>
<td>Web Site &amp; Internet</td>
<td>879</td>
</tr>
<tr>
<td>Office Supplies</td>
<td>2,339</td>
</tr>
<tr>
<td>Telephone</td>
<td>4,375</td>
</tr>
<tr>
<td>Volunteer &amp; Training</td>
<td>1,355</td>
</tr>
<tr>
<td>Liability Insurance</td>
<td>768</td>
</tr>
<tr>
<td>Payroll Processing</td>
<td>1,526</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 114,253</strong></td>
</tr>
</tbody>
</table>