

application to rent california association of realtors

application to rent california association of realtors is a critical component for landlords and property managers operating within California's real estate market. The California Association of Realtors (CAR) provides standardized rental application forms designed to streamline the tenant screening process while ensuring compliance with state and federal laws. This article explores the significance of the application to rent California Association of Realtors offers, detailing its features, legal considerations, and best practices for effective use. Understanding these applications helps landlords protect their investments while providing prospective tenants with a clear and fair rental process. Additionally, the article covers how CAR's application forms align with California's unique rental laws, including anti-discrimination and privacy regulations. By the end, readers will gain a comprehensive understanding of how to utilize the application to rent California Association of Realtors form effectively and responsibly.

- Overview of the California Association of Realtors Rental Application
- Key Features of the CAR Rental Application Form
- Legal Compliance and Tenant Screening Guidelines
- How to Use the Application to Rent California Association of Realtors Form
- Best Practices for Landlords and Property Managers

Overview of the California Association of Realtors Rental Application

The California Association of Realtors provides a standardized rental application form designed for use by landlords and property managers throughout California. This application to rent California Association of Realtors form serves as a reliable tool to collect essential information from prospective tenants. It is tailored to meet the specific legal requirements and market conditions in California, helping landlords with an efficient tenant screening process. The standardized format minimizes errors and ensures consistency in gathering tenant data, which is crucial when managing multiple rental units or properties. The form is widely recognized in the real estate industry and is frequently updated to reflect changes in laws and best practices.

Purpose of the Rental Application

The primary purpose of the application to rent California Association of Realtors offers is to collect pertinent information such as personal details, rental history, employment status, and references. This information enables landlords to evaluate the suitability of prospective tenants objectively and fairly. Furthermore, the application form provides a framework to obtain necessary authorizations, such as consent to perform background and credit checks, which are vital components of tenant screening.

Who Uses the CAR Rental Application?

Landlords, property managers, and real estate professionals in California commonly use the CAR rental application. It caters to a wide range of rental properties, including single-family homes, apartments, and condominiums. The form's comprehensive approach helps ensure that applicants are vetted in a manner consistent with California's landlord-tenant laws and fair housing regulations.

Key Features of the CAR Rental Application Form

The application to rent California Association of Realtors provides several important features that make it an effective tool for tenant screening. These features are designed to gather detailed information while maintaining compliance with legal standards and protecting applicant privacy.

Detailed Tenant Information Sections

The application form is divided into sections that request a variety of tenant information, including:

- Personal identification details (name, date of birth, social security number)
- Current and previous rental history
- Employment verification and income details
- References from prior landlords or employers
- Authorization for credit checks, background checks, and eviction history

Clear Consent and Authorization Statements

One of the key components of the application to rent California Association of Realtors is the inclusion of explicit consent statements. Prospective tenants must authorize landlords to conduct credit and background screenings, which helps ensure transparency and legal compliance. This also protects landlords by documenting tenant consent for these necessary checks.

Compliance with Fair Housing Laws

The CAR rental application form is carefully designed to align with federal and state fair housing laws. It avoids any language or questions that could be considered discriminatory based on race, religion, gender, familial status, disability, or other protected classes. This adherence helps landlords avoid legal pitfalls related to discriminatory rental practices.

Legal Compliance and Tenant Screening Guidelines

Using the application to rent California Association of Realtors form requires a solid understanding of California's rental laws and tenant screening regulations. Compliance is vital to avoid legal disputes and ensure fair treatment of all applicants.

California Tenant Screening Laws

California has strict regulations governing tenant screening processes, including limits on application fees, use of credit reports, and handling of applicant data. The CAR application form helps landlords comply by incorporating necessary disclosures and obtaining proper authorization. Landlords must also adhere to the California Consumer Privacy Act (CCPA) when collecting and storing applicant information.

Fair Housing Act Considerations

The Fair Housing Act prohibits discrimination in housing-related transactions. The application to rent California Association of Realtors is structured to facilitate compliance with these laws by excluding inappropriate questions and focusing on objective criteria for tenant evaluation. Landlords must ensure that all applicants are treated equally and that screening decisions are based solely on relevant financial and rental history factors.

Handling Application Fees and Deposits

California law limits the amount landlords can charge for screening applications and requires transparency

regarding deposits and fees. The CAR application form includes sections to disclose these fee amounts clearly and informs applicants of their rights. Proper documentation through the application form helps avoid disputes related to fees.

How to Use the Application to Rent California Association of Realtors Form

Efficient and lawful use of the application to rent California Association of Realtors form involves several key steps that protect both landlords and applicants.

Step 1: Provide the Application to Prospective Tenants

Landlords should provide the CAR rental application form to all prospective tenants at the same stage of the screening process to maintain fairness. The application should be presented with clear instructions and explanations of required information.

Step 2: Collect and Review Completed Applications

Once applications are submitted, landlords should carefully review all information for completeness and consistency. Any missing or unclear details should be addressed promptly with the applicant to avoid delays in processing.

Step 3: Conduct Background and Credit Checks

With proper authorization obtained through the application form, landlords can proceed with background screenings and credit checks. This step is crucial for assessing the applicant's financial responsibility and rental history.

Step 4: Make an Informed Decision

After gathering and verifying all information, landlords can make an informed decision on tenant approval. The application serves as documentation supporting the decision, which is important in case of disputes or complaints.

Best Practices for Landlords and Property Managers

To maximize the benefits of the application to rent California Association of Realtors form, landlords and property managers should follow established best practices.

Maintain Consistency and Fairness

Applying the same screening criteria and using the CAR application form consistently for all applicants helps ensure fairness and reduces the risk of discrimination claims. Documentation of the process protects landlords legally.

Protect Applicant Privacy

Handling personal information with care is critical. Landlords should secure application data and dispose of it properly if the application is denied. Compliance with privacy laws like the CCPA is mandatory.

Communicate Clearly with Applicants

Clear communication about application fees, screening processes, and timelines helps set expectations and builds trust with prospective tenants. Providing written notices about decisions is also advisable.

Stay Updated on Legal Changes

California's rental laws frequently evolve. Landlords and property managers should regularly review updates from the California Association of Realtors and legal authorities to ensure ongoing compliance.

- Use the standardized CAR rental application to ensure legal compliance and thorough tenant screening.
- Collect complete and accurate information from all applicants.
- Obtain explicit consent for background and credit checks.
- Adhere strictly to fair housing laws and privacy regulations.
- Maintain clear communication and consistent procedures for all applicants.

Frequently Asked Questions

What is the California Association of Realtors rental application form?

The California Association of Realtors rental application form is a standardized document used by landlords and property managers to collect essential information from prospective tenants, including personal details, rental history, employment information, and references.

Where can I find the official application to rent form from the California Association of Realtors?

The official rental application form can be obtained by members through the California Association of Realtors website or by contacting the association directly. Non-members may find similar templates online but should verify compliance with local laws.

Does the California Association of Realtors rental application comply with California tenant screening laws?

Yes, the California Association of Realtors designs its rental application forms to comply with California tenant screening laws, including requirements related to background checks, credit reports, and fair housing regulations.

Can landlords use the California Association of Realtors rental application for screening tenants?

Yes, landlords can use the California Association of Realtors rental application as part of their tenant screening process to collect necessary information and perform background and credit checks in compliance with state laws.

Are there any fees associated with submitting the California Association of Realtors rental application?

The rental application itself is typically free to obtain, but landlords or property managers may charge prospective tenants an application fee to cover costs of screening, such as credit and background checks, as permitted by California law.

What information is required on the California Association of Realtors rental application?

Applicants are usually required to provide personal identification details, employment and income

information, rental history, references, and consent for background and credit checks on the California Association of Realtors rental application.

Is the California Association of Realtors rental application form customizable?

Yes, while the California Association of Realtors provides a standardized form, landlords and property managers can often customize certain sections to suit their specific rental criteria, provided they remain compliant with state and federal laws.

How does the California Association of Realtors rental application protect applicant privacy?

The application process follows California privacy laws, ensuring that personal information collected is used solely for tenant screening purposes and is stored securely. Applicants must also provide consent for any background or credit checks.

Can the California Association of Realtors rental application be submitted online?

Many landlords and property managers affiliated with the California Association of Realtors offer online submission options for the rental application, facilitating quicker and more convenient processing for applicants.

What should tenants do if they have questions about the California Association of Realtors rental application?

Tenants should contact the landlord, property manager, or the California Association of Realtors directly for clarification. Additionally, they can consult tenant rights organizations or legal advisors to understand their rights and responsibilities.

Additional Resources

1. California Association of Realtors Residential Application to Rent Guide

This comprehensive guide provides a detailed overview of the California Association of Realtors' application to rent forms. It explains how to properly complete the forms, legal considerations, and best practices for landlords and property managers. This book is ideal for real estate professionals looking to streamline their tenant screening process.

2. Navigating Rental Applications in California: A Realtor's Handbook

Focused on the specific requirements of California rental applications, this handbook helps realtors understand the legal framework and compliance issues associated with tenant screening. It includes sample forms, checklists, and tips to avoid common pitfalls. Readers will gain confidence in handling rental applications efficiently and lawfully.

3. Tenant Screening and Application Processes for California Realtors

This book dives into the tenant screening procedures recommended by the California Association of Realtors. It covers credit checks, background investigations, and fair housing compliance. Real estate professionals will find practical advice for selecting qualified tenants while protecting their rental investments.

4. California Rental Application Forms: Legal and Practical Insights

Offering a combination of legal insights and practical advice, this book explains how to use the California Association of Realtors' rental application forms effectively. It highlights key legal protections and the rights of both landlords and tenants. Readers will learn how to minimize disputes and ensure transparent rental transactions.

5. The Essential Guide to California Rental Applications for Property Managers

Designed specifically for property managers, this guide details the application to rent form as endorsed by the California Association of Realtors. It covers document management, applicant evaluation, and compliance with state laws including the Fair Housing Act. This resource helps property managers create a smooth and fair application process.

6. Mastering the California Association of Realtors Application to Rent

This book provides step-by-step instructions on mastering the application to rent process using the CAR standard forms. It includes scenarios, FAQs, and tips to handle common challenges. Both new and experienced realtors will benefit from its clear and concise approach.

7. Legal Considerations for Rental Applications in California

Highlighting the legal landscape surrounding rental applications, this book focuses on the California Association of Realtors' guidelines and state regulations. It discusses tenant screening laws, privacy issues, and anti-discrimination rules. This title is essential for real estate professionals wanting to avoid legal complications.

8. Effective Tenant Application Strategies for California Realtors

This book explores strategies to optimize tenant applications and increase rental success using CAR forms. It offers advice on communication, application follow-up, and evaluating prospective tenants. Realtors will learn how to build positive landlord-tenant relationships from the start.

9. California Association of Realtors Rental Application: Best Practices and Case Studies

Featuring real-world case studies, this book illustrates best practices for using the California Association of Realtors rental application forms. It highlights common mistakes and how to avoid them, providing actionable lessons for realtors and property managers. Readers will find it a valuable tool for improving

their rental application processes.

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Application to Rent: California Association of Realtors

Author: Ethan Miller, Real Estate Legal Expert

Outline:

Introduction: The Importance of Understanding Rental Applications in California

Chapter 1: The CAR Application & Its Legal Ramifications: A deep dive into the CAR rental application and its implications under California law.

Chapter 2: Fair Housing Laws and Compliance: Navigating fair housing laws when screening tenants. Emphasis on avoiding discriminatory practices.

Chapter 3: Completing the Application Accurately: Step-by-step guidance on filling out the CAR application form, including avoiding common mistakes.

Chapter 4: Tenant Screening & Background Checks: Legal and ethical considerations for background checks, credit reports, and eviction history.

Chapter 5: Handling Applications Effectively: Best practices for managing multiple applications, communication with applicants, and record-keeping.

Chapter 6: California's Specific Rental Laws: A review of key state-specific laws impacting rental applications and tenant selection.

Chapter 7: Documenting the Application Process: Maintaining meticulous records to protect landlords from legal challenges.

Conclusion: Recap of key takeaways and resources for further assistance.

Application to Rent: California Association of Realtors - A Comprehensive Guide

Introduction: The Importance of Understanding Rental Applications in California

Navigating the California rental market requires a thorough understanding of the legal framework governing tenant selection. Landlords, property managers, and even individual homeowners must adhere to strict regulations to avoid legal pitfalls. This guide focuses on the California Association of Realtors (CAR) rental application, a widely used form that, while helpful, demands careful handling

to ensure compliance with fair housing laws and California's specific rental regulations. Using the CAR form incorrectly can lead to costly lawsuits and significant legal ramifications. This ebook aims to demystify the process, offering practical advice and insights to ensure a smooth and legally sound rental application process.

Chapter 1: The CAR Application & Its Legal Ramifications

The CAR rental application is a standardized form designed to streamline the tenant screening process. It helps landlords gather crucial information about prospective tenants, including personal details, employment history, rental history, and financial information. However, the information collected must be used responsibly and ethically. The CAR form itself does not provide legal advice, and its use does not guarantee compliance with fair housing laws. Landlords must understand that using the application implies an obligation to comply with all applicable federal, state, and local regulations. Failure to do so can result in fines, lawsuits, and reputational damage. A key aspect is understanding which questions are permissible and which could be construed as discriminatory. Knowing the legal limits is crucial for avoiding potential problems.

Chapter 2: Fair Housing Laws and Compliance

The Fair Housing Act prohibits discrimination based on race, color, national origin, religion, sex, familial status, or disability. California's Fair Employment and Housing Act (FEHA) expands these protections further. When using the CAR rental application, landlords must ensure they don't inadvertently discriminate against applicants based on any of these protected characteristics. This means carefully scrutinizing questions and ensuring that all decisions are based solely on objective criteria, such as credit history, rental history, and income verification. Using subjective judgments or relying on stereotypes can lead to violations of fair housing laws. Landlords should be familiar with the concept of "disparate impact," where seemingly neutral policies disproportionately affect protected groups. Understanding and avoiding this is critical for compliance.

Chapter 3: Completing the Application Accurately

Accuracy is paramount when completing the CAR rental application. Incomplete or inaccurate information can lead to delays, misunderstandings, and even legal challenges. Landlords should provide clear instructions to applicants and ensure they understand the importance of providing truthful and complete information. This chapter will provide a step-by-step guide on how to correctly fill out each section of the application, clarifying any ambiguities or potentially confusing questions. It will also address common mistakes landlords make and how to avoid them. This includes providing clear and concise instructions for applicants and ensuring the form is easily accessible for applicants with disabilities.

Chapter 4: Tenant Screening & Background Checks

Tenant screening involves a multifaceted process of verifying information provided by applicants. Landlords often use background checks, credit reports, and eviction history reports to assess an applicant's suitability. However, landlords must adhere to specific regulations when conducting these checks. This chapter will explain the legal limitations on using such reports, emphasizing the importance of obtaining written consent from applicants before conducting background checks. It

will also cover the permissible use of credit reports, emphasizing the need to avoid basing decisions solely on credit scores and instead considering the applicant's overall financial situation. Furthermore, it will discuss how to handle eviction history reports responsibly and avoid making discriminatory judgments based on past evictions.

Chapter 5: Handling Applications Effectively

Managing multiple rental applications simultaneously requires an organized and efficient system. This chapter will outline best practices for handling applications, including creating a standardized application process, promptly responding to applicant inquiries, and maintaining detailed records of all communication and decisions. It will cover effective strategies for prioritizing applications, ensuring fairness and consistency across all applicants. Landlords should document each step of the process meticulously to demonstrate compliance with fair housing laws in case of legal challenges. This involves keeping records of all applications received, the screening process followed, and the rationale behind the final decision.

Chapter 6: California's Specific Rental Laws

California has numerous laws specifically impacting rental applications and tenant selection. This chapter will delve into key state-specific regulations, including laws related to security deposits, late fees, and notice requirements. Understanding these laws is crucial for compliance and avoiding legal disputes. The chapter will cover important aspects like the permissible fees landlords can charge, the requirements for returning security deposits, and the proper procedures for evicting tenants. Familiarity with California's anti-discrimination laws, beyond the federal Fair Housing Act, is also critical.

Chapter 7: Documenting the Application Process

Thorough documentation is essential for protecting landlords from potential legal challenges. This chapter provides a detailed guide on how to properly document the entire application process, from the initial application to the final decision. It emphasizes the importance of maintaining accurate records of all communications with applicants, including emails, phone calls, and any written correspondence. Detailed notes should be kept regarding the screening process, explaining the reasons for any decisions made regarding each applicant. This meticulous record-keeping can be invaluable in defending against accusations of discrimination or other legal claims.

Conclusion: Recap of Key Takeaways and Resources for Further Assistance

This ebook has provided a comprehensive overview of the CAR rental application and its implications within the California legal framework. Understanding and complying with fair housing laws and California's specific rental regulations are critical for landlords to avoid legal issues and maintain a positive landlord-tenant relationship. Remember that this guide is for informational purposes only and does not constitute legal advice. Landlords should consult with legal professionals for specific guidance tailored to their individual circumstances.

FAQs:

1. Can I refuse to rent to someone with a low credit score? While credit history is a factor, you cannot solely base your decision on it and must consider the overall financial picture.
2. What are my obligations regarding reasonable accommodations for disabled tenants? You must make reasonable accommodations for disabilities, unless it imposes an undue hardship.
3. Can I ask about criminal history on the application? Yes, but you must be cautious and avoid discriminatory practices. Focus on crimes directly relevant to tenant suitability.
4. How long can I keep an applicant's application on file? California law doesn't specify a timeframe, but prudent practice suggests retaining it for a reasonable period, perhaps a year.
5. What if an applicant provides false information on the application? This can be grounds for rejecting the application or, if discovered after tenancy begins, for eviction.
6. Can I charge a non-refundable application fee? You can charge a fee, but it must be reasonable and for actual costs incurred in processing the application.
7. What is the legal process for evicting a tenant in California? It involves a formal process, requiring proper notice and legal procedures.
8. Can I refuse to rent to someone with children? No, this is a form of discrimination based on familial status and is illegal.
9. Where can I find more information on California landlord-tenant laws? Consult the California Department of Consumer Affairs website and legal professionals.

Related Articles:

1. California Landlord-Tenant Law: A Comprehensive Guide: Covers all aspects of landlord-tenant law in California.
2. Security Deposits in California: Rights and Responsibilities: Details the legal requirements surrounding security deposits.
3. Eviction Procedures in California: A Step-by-Step Guide: Explains the legal process of evicting a tenant in California.
4. Fair Housing Laws in California: Understanding Your Obligations: A deep dive into fair housing laws and compliance in California.
5. Tenant Screening Best Practices in California: Provides tips for effective and legal tenant screening.
6. Managing Rental Properties in California: Legal and Practical Advice: A broader overview of property management in California.
7. California Rental Agreements: Key Clauses and Legal Considerations: Examines the legal aspects of rental agreements.
8. Understanding Rent Control Laws in California: Explores the intricacies of rent control regulations in California.
9. Discrimination in Housing: Identifying and Avoiding Illegal Practices: Focuses on recognizing and preventing discriminatory practices in rental housing.

application to rent california association of realtors: California Real Estate Practice

William H. Pivar, Lowell Anderson, Daniel Otto, 2003-10 Building on industry fundamentals, this new edition provides the skills a student needs to build a successful real estate practice. The text explores issues facing professionals, including advertising, qualifying prospects, loan applications, investment analysis, competitive market analysis, and using the Internet in practice. (493 pages, 2004 copyright.) Chapters include: * Instructor Note * Student Enrichment Exercises * Power Point Presentations * Chapter 1: Getting Started in Real Estate * Chapter 2: Ethics, Fair Housing and Trust Funds * Chapter 3: Mandatory Disclosures * Chapter 4: Prospecting * Chapter 5: Listing Presentation Package * Chapter 6: Listing Presentations * Chapter 7: Servicing The Listing *

Chapter 8: Advertising * Chapter 9: The Buyer and The Property Showing * Chapter 10: Obtaining the Offer and Creating the Sales Agreement * Chapter 11: From Offer To Closing * Chapter 12: Real Estate Financing * Chapter 13: Escrow and Title Insurance * Chapter 14a: Taxation * Chapter 14b: Taxation (cont.) * Chapter 15: Property Management and Leasing * Chapter Quiz Answer Keys * Mini Quizzes for All Chapters * Mini Quiz Answer Keys

application to rent california association of realtors: *The Landlord's Legal Guide in California* John Talamo, Mark Warda, 2004 According to California law, the procedures governing landlords must be followed or you could be held liable to tenants for thousands of dollars in damages and attorney's fees. The Landlord's Legal Guide in California clarifies the landlord/tenant laws in plain English so you can protect your rights as well as your investment. This book details how to confront difficult situations and deal with them in a professional manner. You will be provided with insight into the tenancy process along with forms, flowcharts and examples from actual cases to answer any questions that you may have about protecting your rights as a landlord.

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chapter provide further clarification to the subjects discussed in that particular chapter. For anyone interested in the potential & possibilities that await them in this challenging & rewarding field, this book is a definite must read.

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Joseph W. DeCarlo, 2003

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Charles O. Stapleton, 1997 This book provides updated California-specific principles information to real estate pre-licensees. Among new topics included are: limited liability companies, dissolution of RTC and changes in real estate tax laws. It also includes new forms.

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Kathryn Haupt, Megan Dorsey, 2005

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D. Patrick O'Laughlin, 2010-12-20 Designed to simplify material while maximizing student interest, California Property Law for Paralegals is a well-organized, clearly written, practical text. This concise yet comprehensive book will provide students the tools they need but will not overwhelm them because it is geared specifically to the needs of paralegal students. Written so that class lectures can be prepared with ease, this text features: Practical problem solving exercises and hypotheticals presented in an interesting and attention-grabbing style with an eye to engaging the reader Ethical issues discussed throughout the text that challenge the students and prepare them for practice An option for instructors to encourage students to draft assignments in IRAC form to better prepare students for the workplace and to make grading easier for instructors Chapters ending with a review of important terms, concepts, definitions, and chapter review questions. The author engages both students and instructors with four special features intended to facilitate mastering the law through practical application: Judge for a Day uses a paraphrased judicial opinion or fact pattern that does not reveal the holding of the case. Students are asked to predict the judge's ruling. These can be used to trigger classroom discussion or used in a mock trial. The Client Comes Calling presents a challenge or task that a paralegal may encounter in the course of an ordinary day in a law firm. This feature spotlights ethical considerations and also introduces students to the business side of the practice of law. Sharpening the Saw: An Exercise in Issue Spotting trains paralegals to think like legal professionals. Students are asked to read a set of facts and then to identify and effectively convey the issue in writing. This feature is presented in such a way that an instructor can determine how much emphasis to place on legal writing. Out of the Ivory Tower reminds students that clients use law firms to solve problems. This feature encourages creative thinking and a focus on the big picture. Without a doubt, California Property Law for Paralegals is your best alternative for an easy to teach, focused, California-specific property text aimed specifically at paralegals.

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application to rent california association of realtors: Home Buying Kit For Dummies Eric Tyson, Ray Brown, 2016-03-01 America's #1 bestselling home buying guide Are you looking to buy a house, but don't quite know where to begin? Have no fear! This new edition of Home Buying Kit For Dummies arms you with Eric Tyson and Ray Brown's time-tested advice and strategies for buying a home in current market conditions. Packed with valuable tips for getting the best deal on your new home and navigating an ever-changing housing market, it shows you how to find the right property, make smart financial decisions, and understand the latest lending requirements and tax implications. Thanks to looser lending standards, lower down payment mortgages, and a wider selection of homes to choose from, first-time homebuyers are making a comeback in the housing market. But if you don't know a Colonial from a counter offer, the process of buying a home can be daunting. Luckily, this bestselling guide is here to take the confusion out of the process! In plain English, it provides step-by-step guidance for buying the home of your dreams, from inspecting a property to evaluating a location to making sense of loan applications, tax documents, and counter offer forms. Negotiate your best deal and obtain a lower down payment mortgage Improve your credit score Make sense of changing lending standards Take the confusion out of lending laws, mortgage rates, and marketplace conditions Whether you're a renter, investor, or current homeowner, everything you need to plant roots in a new home sweet home is just a page away.

application to rent california association of realtors: Rethinking Rental Housing John Gilderbloom, 2012-06-20 In recent years, almost daily media attention has been focused on the plight of the homeless in cities across the United States. Drawing upon experiences in the U.S. and Europe, John Gilderbloom and Richard Appelbaum challenge conventional assumptions concerning the operation of housing markets and provide policy alternatives directed at the needs of low- and moderate-income families. Rethinking Rental Housing is a ground-breaking analysis that shows the value of applying a broad sociological approach to urban problems, one that takes into account the basic economic, social, and political dimensions of the urban housing crisis. Gilderbloom and Appelbaum predict that this crisis will worsen in the 1990s and argue that a supply and demand approach will not work in this case because housing markets are not competitive. They propose that the most effective approach to affordable housing is to provide non-market alternatives fashioned after European housing programs, particularly the Swedish model. An important feature of this book is the discussion of tenant movements that have tried to implement community values in opposition to values of development and landlord capital. One of the very few publications on rental housing, it is unique in applying a sociological framework to the study of this topic.

application to rent california association of realtors: City for Sale Chester Hartman, 2002-10-01 San Francisco is perhaps the most exhilarating of all American cities-its beauty, cultural and political avant-gardism, and history are legendary, while its idiosyncrasies make front-page news. In this revised edition of his highly regarded study of San Francisco's economic and political development since the mid-1950s, Chester Hartman gives a detailed account of how the city has been transformed by the expansion--outward and upward--of its downtown. His story is fueled by a wide range of players and an astonishing array of events, from police storming the International Hotel to citizens forcing the midair termination of a freeway. Throughout, Hartman raises a troubling question: can San Francisco's unique qualities survive the changes that have altered the city's skyline, neighborhoods, and economy? Hartman was directly involved in many of the events he chronicles and thus had access to sources that might otherwise have been unavailable. A former activist with the National Housing Law Project, San Franciscans for Affordable Housing, and other neighborhood organizations, he explains how corporate San Francisco obtained the necessary cooperation of city and federal governments in undertaking massive redevelopment. He illustrates the rationale that produced BART, a subway system that serves upper-income suburbs but few of the

city's poor neighborhoods, and cites the environmental effects of unrestrained highrise development, such as powerful wind tunnels and lack of sunshine. In describing the struggle to keep housing affordable in San Francisco and the seemingly intractable problem of homelessness, Hartman reveals the human face of the city's economic transformation.

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