

EVICTIION REPORT 2015



EDC 1338 MISSION ST 4th FLOOR | SF CA 94103 | 415.947.0797 | evictiondefense.org



One dot represents a housing unit served with a no-fault eviction
Source: SF Rent Board
actual number of displaced people is significantly higher due to other forms of eviction or multiple people per unit

threatened with an eviction?
Housing Rights Center (415) 703-0679
Tenants Union (415) 282-6622
Comm. Home Justice (415) 467-7022
Eviction Defense Coll. (415) 947-0797

Have you been evicted?
www.anti-evictionmappingproject.net
get involved in anti-displacement WORK
www.aces.org
www.evictiondefense.org

Narratives of Displacement
Oral History Project
www.anti-evictionmappingproject.net/narratives

The Eviction Defense Collaborative

strives to prevent homelessness, preserve affordable housing, and protect the diversity of San Francisco by providing emergency rental assistance and advocating for low-income tenants to gain equal access to the law.

LEGAL DEFENSE

Drop-In Clinic

EDC's drop-in clinic welcomes any San Francisco tenant facing an eviction. Open every weekday, services include guidance in the brief legal process of evictions; help in preparing papers to file in court; referrals to other legal resources; and hands-on negotiation, guidance, and support during the settlement conference.

Trial Project

The Trial Project offers ongoing and full-scope representation for tenants who do not settle their cases at a settlement conference. Eviction cases are heard in civil court where no public defenders are provided, but it is generally impossible for people in low-income households to afford a private attorney. The EDC charges a sliding scale fee and arranges payment plans for its services on an as-needed basis. No one is turned away due to lack of funds.

RENTAL ASSISTANCE

RADCo - Rental Assistance Disbursement Component

Starting in 1999, the EDC began developing a more complete preventative package of services for families and individuals dealing with an eviction lawsuit. A crucial part of this package is financial relief for renters. We provide rental assistance, grants, and interest-free loans to approximately 500 households per year, enabling families to pay overdue rent and keep their homes. RADCO works with tenants who have fallen behind in rent because of a crisis such as a family health emergency, an injury at work, or the theft of rent money. One does not need to have received an eviction notice to qualify for RADCo funds.

SHELTER CLIENT ADVOCATES

Shelter Client Advocates

EDC also assists those who are homeless and in need of advocates in the City's homeless shelters. San Francisco is unique in the country to have a formal grievance process for those who have been denied services from City-funded shelters. Our Shelter Client Advocates work with residents of homeless shelters to monitor conditions and rules, acting as informal conflict resolvers between the shelters and their clients and assisting clients in appealing denials of service. A recent evaluation of our program shows that the EDC's involvement leads to a 70% positive outcome for clients—either the denial of service is overturned or the denial of service is positively modified.

San Francisco's Changing Landscape of Inequality

San Francisco is experiencing a crisis of affordability.

In 2014 & 2015, the city ranked second in the nation in income inequality, with the fastest growing gap between rich and poor¹. This year, the poorest household incomes are finally going up. However, with the median rent for a one-bedroom apartment at \$3,100, and for a two-bedroom at \$4,125², this shift may be a result of tenants being priced out of the city. This is the landscape that SF tenants are navigating. In partnership with many others, the Eviction Defense Collaborative is fighting for tenants to stay.

¹ Brookings Institute analysis of American Community Service Data

² Data according to Rent Jungle, ACS Census Data, and San Francisco Rent Board Data

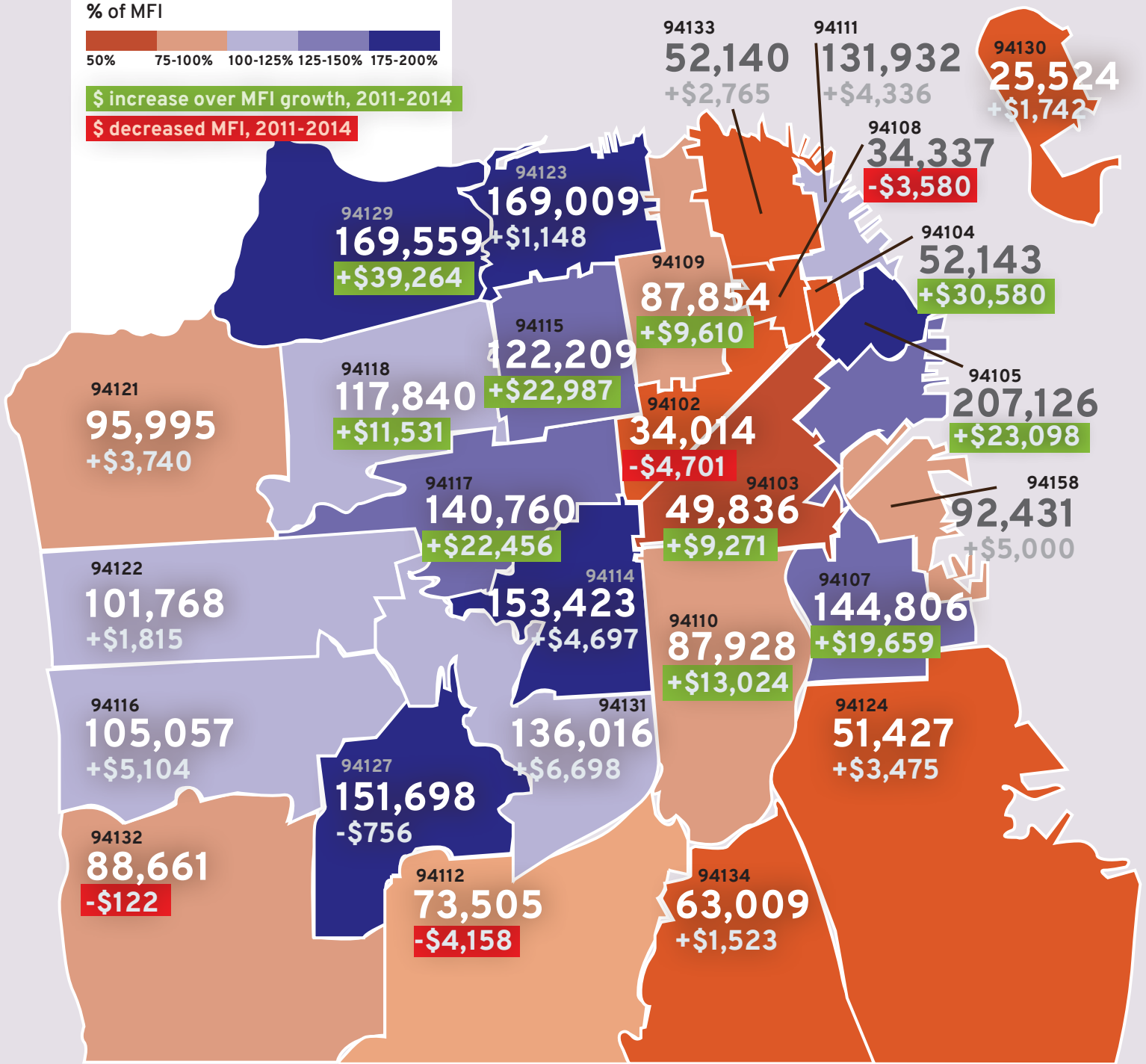
2014 San Francisco Median Family Income (MFI)

% of MFI



\$ increase over MFI growth, 2011-2014

\$ decreased MFI, 2011-2014



2015 EDC Clients who Accessed Legal Services / San Francisco Population

Over 90% of San Francisco tenants who respond to their eviction lawsuit do so with EDC's help. Each year, tenants of color are disproportionately represented in those we serve.

829,072
SF Population

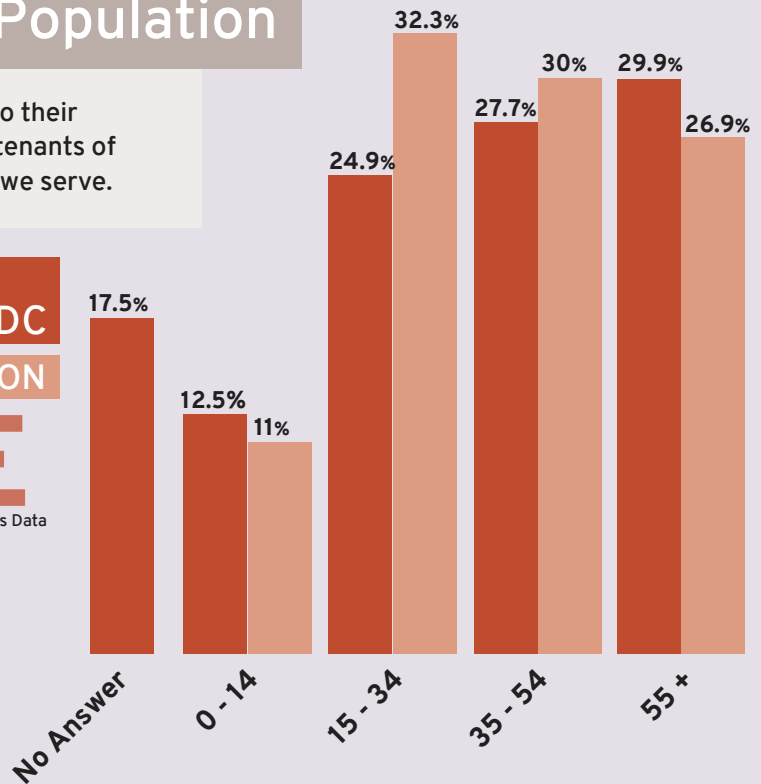
6,720 Individuals
Served by EDC in 2015

TENANTS
SERVED BY EDC

SF POPULATION

AGE

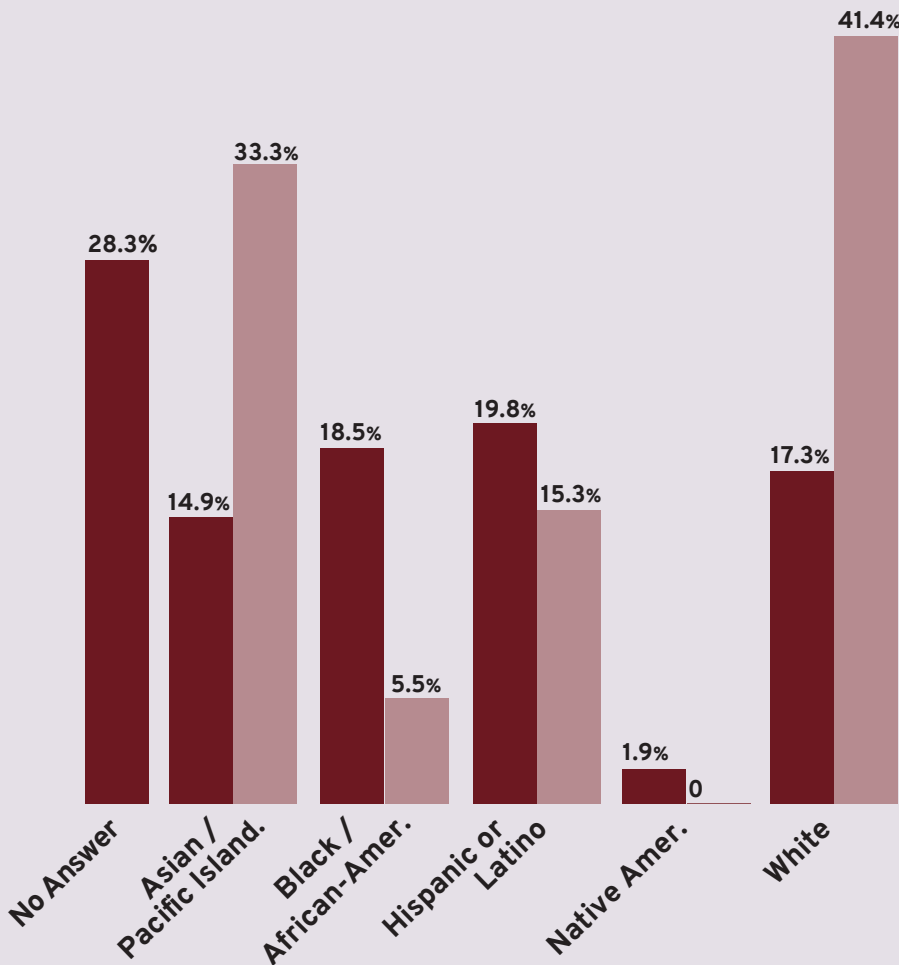
According to 2014 ACS Census Data



Without EDC, I would have had to return to my parents' home in Tulsa, Oklahoma, where they have no protections for transgender rights. EDC saved both my own and my son's lives from very radical change.



For ten years, Octavia Reising had been sharing a home in the Mission District with her son when she fell behind on her rent. Her landlord assured her that she could take time to make up payments as she organized her finances. In the meantime, the landlord had filed an eviction lawsuit against her for late rent. Ms. Reising realized the pitfalls of trying to self-represent and came to the EDC for help. Staff attorneys acted on her behalf on the day of her trial, negotiating a settlement in which she and her son could remain in their home. The impact of the successful settlement for Ms. Reising, a transgender woman, and her son was enormous. The resolution of their case allowed them to continue living in their home and remain in San Francisco with its inclusive culture and protections for the transgender community.



Compared to the city population in 2015, African-Americans were overrepresented in our clientele by over **300%**

TENANTS SERVED BY EDC

SF POPULATION

RACE/ETHNICITY

According to 2014 ACS Census Data

380,518
Total Housing Units in SF

EDC's help was a blessing. I see a lot of homeless people on the streets and I feel for them. I came very close—that was a scary feeling. I wouldn't have been able to survive being homeless.

Deborah McDonald was living in public housing that was poorly managed by the San Francisco Housing Authority. In the spring of 2014, SFHA sued her for nonpayment of rent. She came to the EDC where staff attorneys discovered that SFHA's ledgers were in a shambles and that her case could not be resolved until the account was reconciled. Ms. McDonald's apartment was also falling into disrepair, including a cockroach infestation that was so bad she could not handle the eradication herself. At the trial, the EDC's attorney pushed for financial recognition that she had been living in terrible conditions for years because of SFHA's negligence. Ms. McDonald received a 20% reduction in her rental balance, lifting a huge financial burden. She was able to stay in her home, have repairs made to her unit, and pay off a much smaller balance of rent owed.



Households Facing Eviction in 2015

2,248 Total EDC SF Eviction Cases in **2015**

UP
15%
SINCE
2014



% INCREASE OF EVICTION CASES BY ZIP CODE, 2014-2015

*all zip codes without indication of change saw little to no variation in eviction rates

TOP 5 NEIGHBORHOODS BY
NUMBER OF EVICTION CASES

316 TENDERLOIN **14%** OF TOTAL 2015
94102 EVICTION CASES

274 SOMA **12.2%**
94103

177 BAYVIEW **7.8%**
94124

198 INNER MISSION **8.8%**
94110

248 POLK / NOB HILL **11%**
24109

TOP 5 NEIGHBORHOODS BY
NUMBER OF FORECLOSURES

2 LAKE MERCED
94132

15 EXCELSIOR
94112

5 OUTER MISSION
94134

9 BAYVIEW
94124

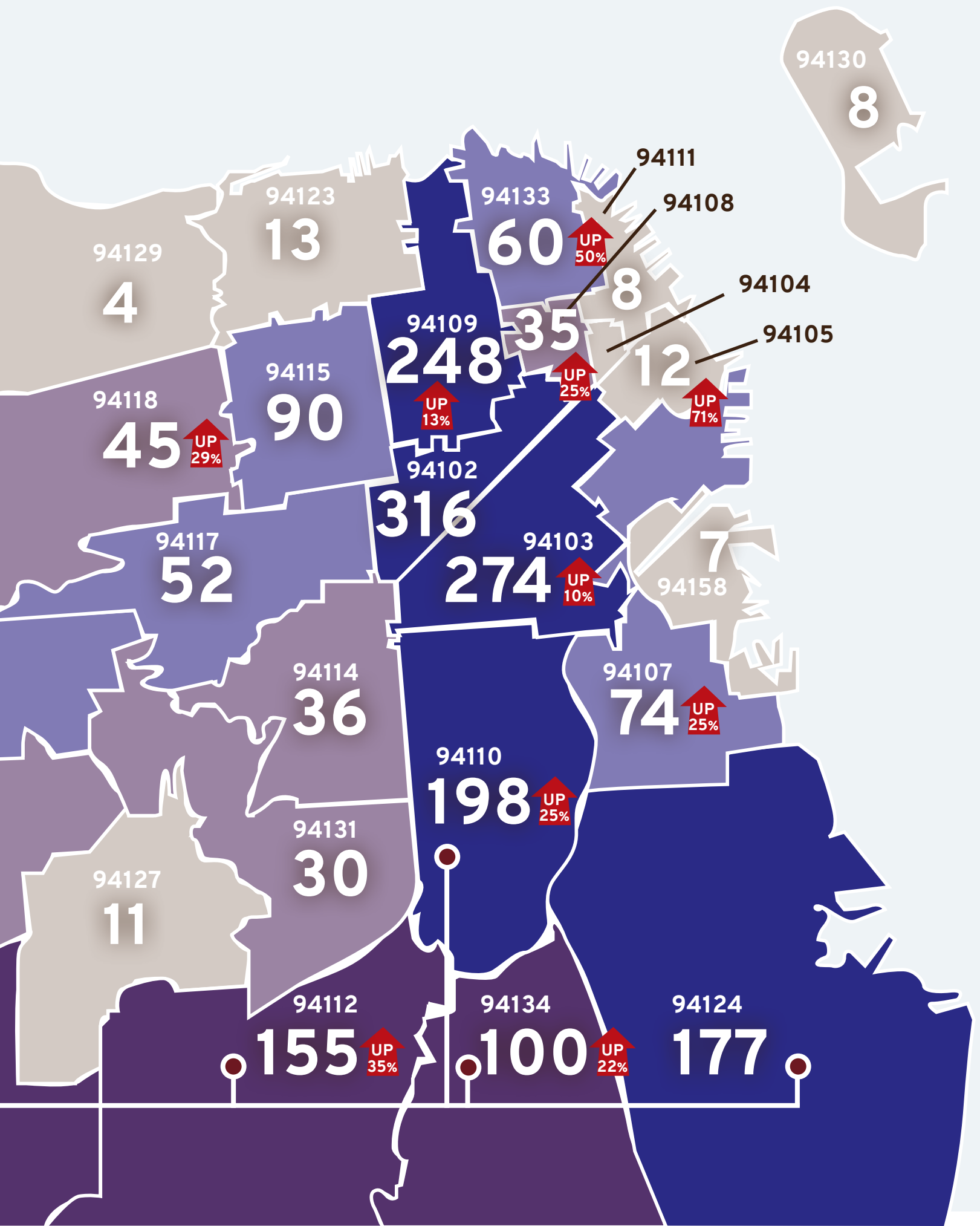
7 INNER MISSION
94110

94121
55

94122
50 **UP**
61%

94116
49 **UP**
116%

94132
141 **UP**
107%



2012 Relocation Data

In 2013, EDC followed up with a random sample of our clients from the previous year. This is where they ended up.

Moved within SF 320 TOTAL

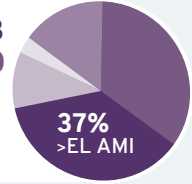
RACE / ETHNICITY :



21% Seniors
25% Minors
37% Disabled

AMI :

>EL 118
EL 110
VL 48
L 31
M 9



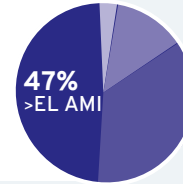
Stayed in Home 153 TOTAL

RACE / ETHNICITY :



>EL 72
EL 53
VL 19
L 5
M 0

AMI :



27% Seniors
33% Minors
44% Disabled

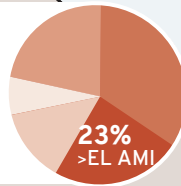
Moved within Bay Area 81 TOTAL

RACE / ETHNICITY :



>EL 19
EL 28
VL 18
L 11
M 5

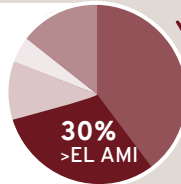
AMI :



34% Seniors 32% Minors 32% Disabled

>EL 39
EL 50
VL 18
L 13
M 6

AMI :



Moved within CA 130 TOTAL

RACE / ETHNICITY :



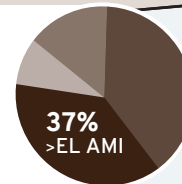
15% Seniors 15% Minors 39% Disabled

5% Seniors 22% Minors 37% Disabled

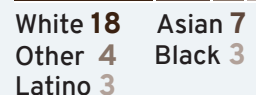
35 TOTAL Moved outside CA

>EL 13
EL 14
VL 5
L 3
M 0

AMI :



RACE / ETHNICITY :



AMI :

>EL : Less Than Extremely Low Income
EL : Extremely Low Income
VL : Very Low Income
L : Low Income
M : Median Income or Greater

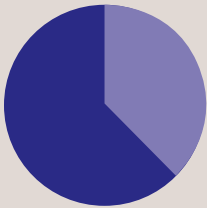
2015 AMI for one person in SF:
\$82,100

RADCo

Rental Assistance June 2014 - July 2015

257

Rent Controlled
Units we Preserved



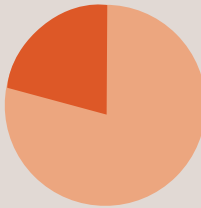
257 Rental
Control Units
[62% of clients]



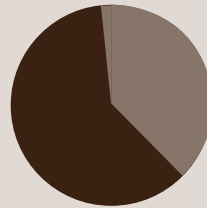
230 Clients
with Disabilities
[55% of clients]

155

Children we
kept housed



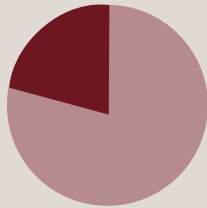
88 Households
with children
[21% of clients]



246 Households on
Public Assistance
[59% of clients]

92

Seniors we
assisted



87 Households
with seniors
[20% of clients]

415 HOUSEHOLDS RECEIVED RENTAL ASSISTANCE FROM EDC

RACE / ETHNICITY



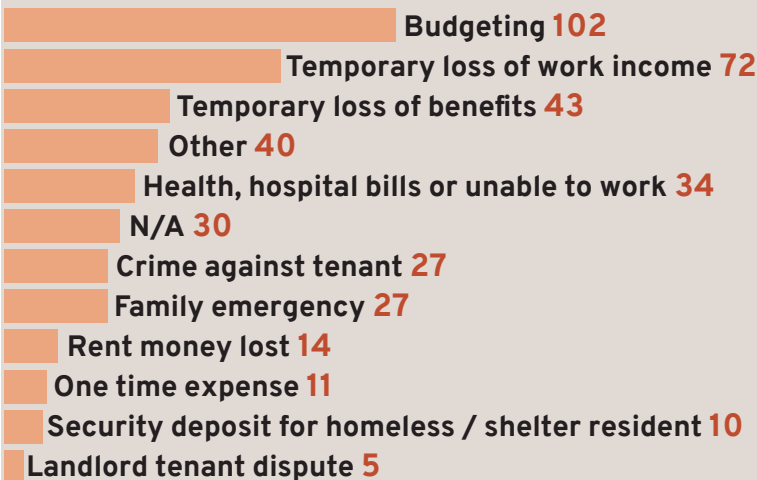
95%

Clients remained in their
homes after 3 months

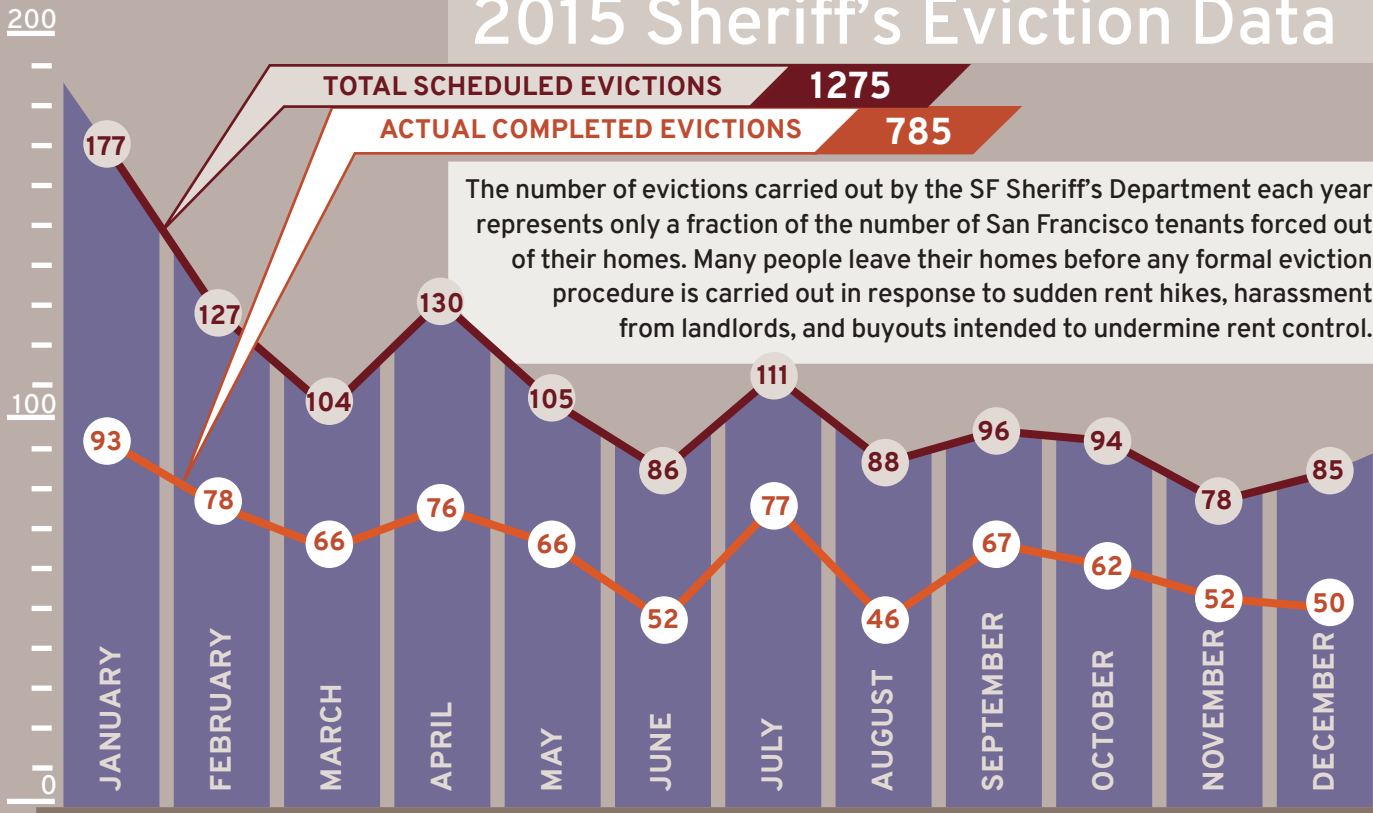
81%

Clients remained in their
homes after 9 months

REASON FOR EVICTION



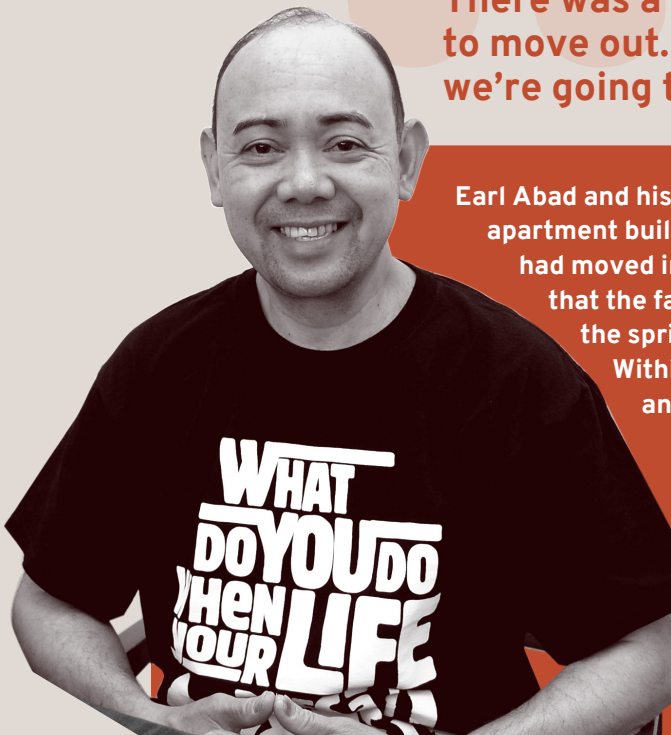
2015 Sheriff's Eviction Data



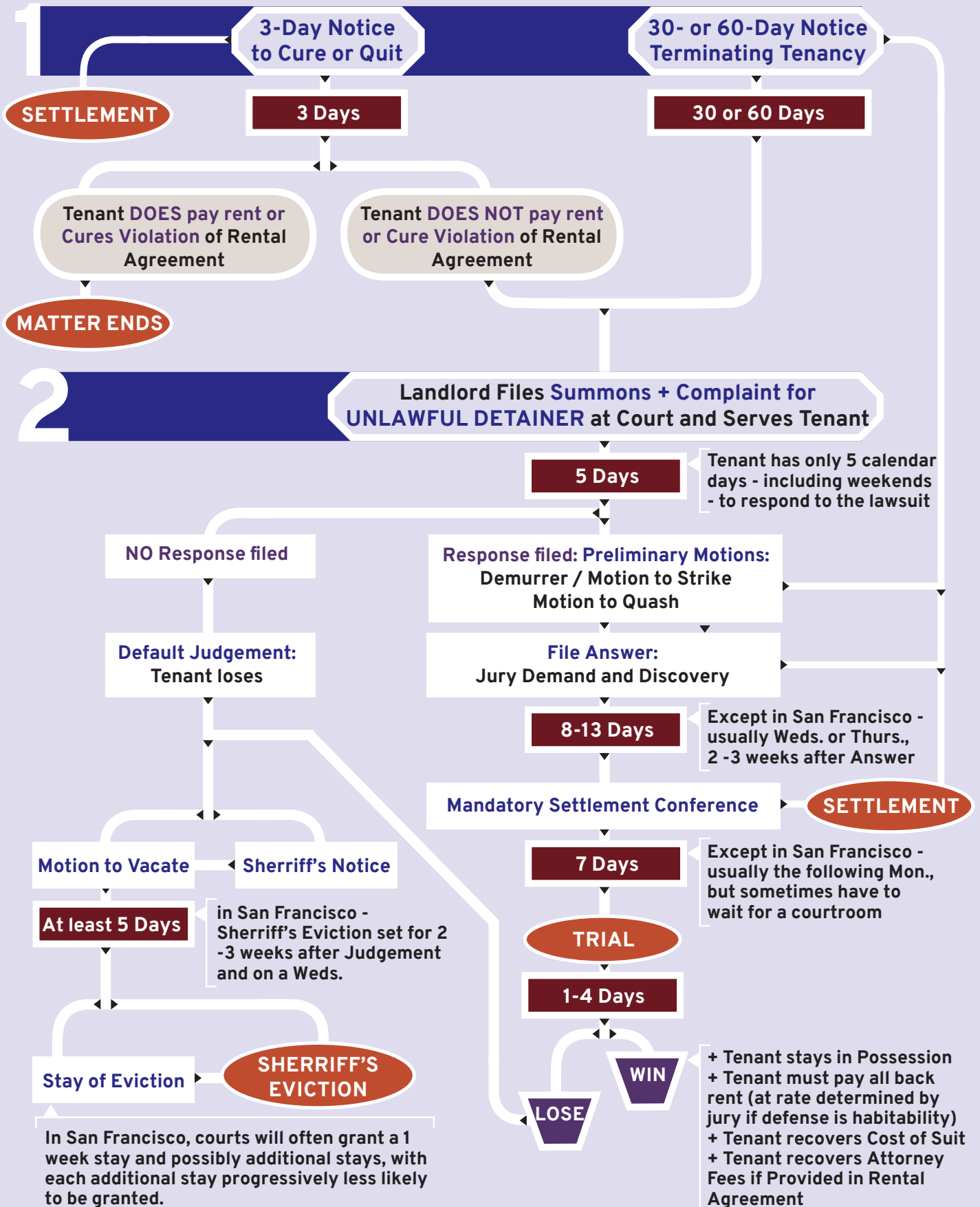
EDC's work to have a Stay of Eviction (outlined in the chart on the following page) granted in many cases accounts for the difference in number of scheduled and completed evictions shown here.

We were so stressed because we didn't know what to do. There was a time when we were going to give up, going to move out. But EDC said don't worry about a thing, we're going to help you. EDC gave us 130% effort."

Earl Abad and his family emigrated from the Philippines, settling in an apartment building in San Francisco's SOMA district that his grandparents had moved into in the 1970s. Through the years, there were no signs that the family would be in danger of losing their long-time home until the spring of 2015 when a new landlord purchased the building. Within weeks of the purchase, the landlord served the family and two other tenants with a notice to move out because of nuisance and illegal activities. Caught completely by surprise at the accusations, Mr. Abad sought the EDC's help. Staff attorneys counseled the family, helping to bring their case to trial. The settlement allowed them to remain in the apartment building with the added agreement by the landlord to waive recovery of all unpaid rent. Mr. Abad and his family were able to return to the peaceful enjoyment of their home.



Guide to the Unlawful Detainer Process



The Eviction Defense Collaborative strives to prevent homelessness, preserve affordable housing and protect the diversity of San Francisco. We work toward these goals by providing emergency rental assistance and by helping low-income tenants gain equal access to the law in order to assert their rights at court.

The Anti-Eviction Mapping Project is a data visualization, data analysis, and oral history collective documenting the displacement and resistance of Bay Area residents. With numerous partner organizations including the EDC, we seek to empower community knowledge production through our collaborative visualizations.



**EVICTIION DEFENSE
COLLABORATIVE**

Donate or Volunteer at evictiondefense.org
Tax id # (94-3342323)

WE'VE MOVED! as of January 2016
1338 MISSION ST 4th FLOOR | SF CA 94103 | 415.947.0797

Welcome to **SAN FRANCISCO**

CLEANER, WHITER, BRIGHTER TABLE CLOTHS
NARRATIVES OF DISPLACEMENT
12,000+
NO-FAULT EVICTIONS
SINCE 1991: ELLIS ACT EVICTIONS,
OWNER MOVE-INS (O.M.I.),
DEMOLITION...
MORE THAN 33,000 PEOPLE
DISPLACED!
BUY OUTS, RENT INCREASES,
HARASSMENT, "LOW FAULT"
EVICTIONS
SINCE THE LATEST TECH
BOOM!

