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.

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.

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
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 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 poor. 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 $4,125, 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.
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.

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.
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.
UP 15% SINCE 2014

**UP 107%**

Households Facing Eviction in 2015

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

- **UP 14%**
  - TENDERLOIN 94102
  - 316
  - **UP 12.2%**
  - SOMA 94103
  - 274
  - **UP 7.8%**
  - BAYVIEW 94124
  - 177
  - **UP 8.8%**
  - INNER MISSION 94110
  - 198
  - **UP 11%**
  - POLK / NOB HILL 24109
  - 248

**UP 61%**

- **55**
  - 94121
  - **61%**
  - LAKE MERCED 94132
  - 2

- **50**
  - **116%**
  - EXCELSIOR 94112
  - 15

- **49**
  - **16%**
  - OUTER MISSION 94134
  - 5

- **141**
  - **107%**
  - BAYVIEW 94124
  - 9

- **15**
  - **16%**
  - INNER MISSION 94110
  - 7

*all zip codes without indication of change saw little to no variation in eviction rates*
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:**
  - White: 120
  - Black: 73
  - Latino: 52
  - Asian: 41
  - Other: 7
  - Nat. Am.: 5

- **AMI:**
  - >EL: 118
  - EL: 100
  - VL: 48
  - L: 31
  - M: 9

- **Income Level:**
  - >EL AMI: 37%
  - EL AMI: 25%
  - VL AMI: 37%
  - L AMI: 37%
  - M AMI: 37%

**Stayed in Home** 153 TOTAL

- **Race/Ethnicity:**
  - Black: 69
  - White: 31
  - Asian: 20
  - Latino: 17
  - Nat. Am.: 3

- **AMI:**
  - >EL: 72
  - EL: 53
  - VL: 19
  - L: 5
  - M: 0

- **Income Level:**
  - >EL AMI: 47%
  - EL AMI: 33%
  - VL AMI: 44%
  - L AMI: 37%
  - M AMI: 37%

**Moved within Bay Area** 81 TOTAL

- **Race/Ethnicity:**
  - Black: 20
  - White: 20
  - Latino: 18
  - Asian: 10
  - Oth.: 2

- **AMI:**
  - >EL: 39
  - EL: 50
  - VL: 18
  - L: 13
  - M: 6

- **Income Level:**
  - >EL AMI: 30%
  - EL AMI: 23%
  - VL AMI: 30%
  - L AMI: 30%
  - M AMI: 30%

**Moved within CA** 130 TOTAL

- **Race/Ethnicity:**
  - White: 53
  - Black: 27
  - Latino: 26
  - Asian: 10
  - Other: 3

- **Income Level:**
  - >EL AMI: 15%
  - EL AMI: 15%
  - VL AMI: 39%
  - L AMI: 39%
  - M AMI: 39%

**Moved outside CA** 35 TOTAL

- **Race/Ethnicity:**
  - White: 18
  - Asian: 7
  - Other: 4
  - Latino: 3

- **Income Level:**
  - >EL AMI: 37%

---

**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

**2012 Relocation Data**
RADCo
Rental Assistance
June 2014 - July 2015

257
Rent Control Units we Preserved
9
Rent Controlled Units [62% of clients]

155
Children we kept housed
155
Children with disabilities [55% of clients]

92
Seniors we assisted
92
Seniors with children [21% of clients]

257 Rental Control Units
230 Clients with Disabilities
88 Households with children
246 Households on Public Assistance
87 Households with seniors

257 Rental Control Units [62% of clients]
230 Clients with Disabilities [55% of clients]
88 Households with children [21% of clients]
246 Households on Public Assistance [59% of clients]
87 Households with seniors [20% of clients]

415 HOUSEHOLDS RECEIVED RENTAL ASSISTANCE FROM EDC

<table>
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<th>RACE / ETHNICITY</th>
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<th>White</th>
<th>Hispanic or Latino</th>
<th>N/A</th>
<th>Other</th>
<th>American Indian</th>
<th>Asian</th>
<th>Native Hawaiian / Pacific Islander</th>
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95% Clients remained in their homes after 3 months

81% Clients remained in their homes after 9 months

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<tr>
<th>REASON FOR EVICTION</th>
<th>Budgeting</th>
<th>Temporary loss of work income</th>
<th>Temporary loss of benefits</th>
<th>Other</th>
<th>Health, hospital bills or unable to work</th>
<th>N/A</th>
<th>Crime against tenant</th>
<th>Family emergency</th>
<th>Rent money lost</th>
<th>One time expense</th>
<th>Security deposit for homeless / shelter resident</th>
<th>Landlord tenant dispute</th>
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EVICATION REPORT 2015
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.

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.”
Guide to the Unlawful Detainer Process

1. **3-Day Notice to Cure or Quit**
   - Tenant **DOES pay rent or Cures Violation of Rental Agreement**
   - Tenant **DOES NOT pay rent or Cure Violation of Rental Agreement**

2. **Landlord Files Summons + Complaint for UNLAWFUL DETAINER at Court and Serves Tenant**
   - **NO Response filed**
   - **Response filed:**
     - **Preliminary Motions:** Demurrer / Motion to Strike
     - Motion to Quash
   - **File Answer:**
     - Jury Demand and Discovery
   - **Mandatory Settlement Conference**
     - **8-13 Days**
     - Except in San Francisco - usually Weds. or Thurs., 2 -3 weeks after Answer
   - **Motion to Vacate**
     - At least 5 Days
     - Sherriff’s Notice
   - **Sherriff’s Notice**
     - In San Francisco - Sherriff’s Eviction set for 2 -3 weeks after Judgement and on a Weds.
   - **Stay of Eviction**
   - **Manditory Settlement Conference**
     - **7 Days**
     - Except in San Francisco - usually the following Mon., but sometimes have to wait for a courtroom

**SETTLEMENT**
- **5 Days**
- Tenant has only 5 calendar days - including weekends - to respond to the lawsuit
- **File Answer:**
  - **Jury Demand and Discovery**
- **Mandatory Settlement Conference**
- **8-13 Days**
- **Motion to Vacate**
- At least 5 Days
- Sherriff’s Notice
- In San Francisco - Sherriff’s Eviction set for 2 -3 weeks after Judgement and on a Weds.
- **Stay of Eviction**

**SHERRIFF’S EVICTION**
- **1-4 Days**
- **TRIAL**
- **LOSE**
- + Tenant stays in Possession
- + Tenant must pay all back rent (at rate determined by jury if defense is habitability)
- + Tenant recovers Cost of Suit
- + Tenant recovers Attorney Fees if Provided in Rental Agreement

**WIN**

**MATTER ENDS**
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.