

City of Change

Fighting for San Francisco's
Vanishing Communities



EVICTIION DEFENSE COLLABORATIVE ANNUAL REPORT 2016

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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

EDC's primary service entails providing legal advice to any residential tenant who is sued for eviction, regardless of income, immigration status, disability, sexual orientation, race, or national origin. Our interns, law clerks, and attorneys work tirelessly to assist tenants in responding to their unlawful detainer summons and complaint, empowering clients to understand the legal process and their rights. Clients and staff work together to create strategies to combat displacement and keep San Franciscans housed.

RADCo : Rental Assistance Disbursement Component

EDC's RADCo (Rental Assistance Disbursement Component) provides rental assistance, grants and interest-free loans to individuals and families who fall behind in their rent. Our Rental Assistance Coordinators and volunteers work one on one with clients, provide basic financial coaching, case management and negotiate with landlords to prevent eviction lawsuits from being filed. The EDC's RADCo team collaborates with our legal team, tenant rights agencies, property management groups, supportive housing agencies and landlords to help clients qualify for our services and ultimately to preserve long term housing for San Francisco tenants.

Litigation Power

EDC's litigation team represents tenants who are vulnerable to displacement and guides tenants whose cases did not settle and are headed for trial. Under rigorous time constraints, our litigation attorneys and clerks devise creative arguments to present in court that hold landlords and their attorneys accountable. In the process, our staff helps to shape housing law by setting precedent for future rulings that benefit tenants.

Shelter Client Advocacy

This year, the Shelter Client Advocacy Program celebrates its 25th year of defending equal access to justice for shelter residents with the provision of due process rights and representation for residents forced out of homeless shelters--still unique among shelter systems across the country. Through promoting restorative practices in the shelter system, the Advocates have been able to collaborate with shelter staff during the appeals process, provide residents with a fair defense, and work towards gaining access to safe shelter for residents. The Advocates work tirelessly to empower homeless San Franciscans who stay in shelters, and inform them of their rights under the Grievance Policy, the guiding principle of the Advocates' work.

Report Photo Sources: Cover and Back Cover images courtesy of Iris den Hartog, MA, author of "Victorian Forts: Claiming space and defending ground in San Francisco's rapidly gentrifying Mission District," Utrecht University, the Netherlands. Page 5 portrait images courtesy of EDC staff.

Report Data Sources: EDC 2016 Demographics; ACS 2015 Census Data San Francisco (factfinder.census.gov); SF Mayor's Office of Housing and Community Development AMI analysis of US Dept. of Housing and Urban Development data, 2016 (sfmohcd.org).

Demographics

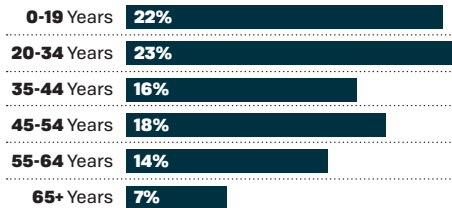
EDC Data of 2016

Each year, the EDC assists with over 90% of the total responses submitted to the courts. As a result, our agency has seen first hand which communities have been targeted for displacement. As the data below demonstrates, marginalized communities in San Francisco that are racial, ethnic, and socioeconomic minorities are being disproportionately hit by the ongoing displacement crisis. In 2016, African-Americans were overrepresented in our client base by 300% despite representing less than 5% of San Francisco's population. Communities that have a legacy in the City are now being told they have to leave. Without them, San Francisco will continue to steer itself into homogeneity. We work relentlessly alongside other housing justice agencies in attempt to preserve diversity in the City we love.

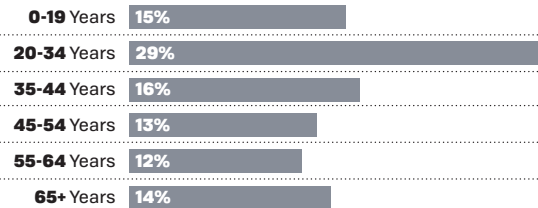
Age

22% EDC Clients in 2016 who are Children and Youth Ages 0-19
15% San Francisco's Population in 2015 who are Children and Youth Ages 0-19

EDC CLIENTS 2016



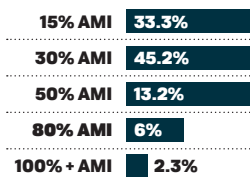
SAN FRANCISCO CITY POPULATION 2015



Income

San Francisco 2016 Unadjusted Area Median Income (AMI) for one person :: **\$75,400**

EDC CLIENTS 2016



SAN FRANCISCO AMI 2016

| | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person |
|----------|----------|----------|----------|-----------|-----------|-----------|
| 15% AMI | \$11,350 | \$12,950 | \$14,550 | \$16,150 | \$17,450 | \$18,750 |
| 30% AMI | \$22,600 | \$25,850 | \$29,100 | \$32,300 | \$34,900 | \$37,500 |
| 50% AMI | \$37,700 | \$43,100 | \$48,500 | \$53,850 | \$58,150 | \$62,500 |
| 80% AMI | \$60,300 | \$68,900 | \$77,550 | \$86,150 | \$93,050 | \$99,950 |
| 100% AMI | \$75,400 | \$86,150 | \$96,950 | \$107,700 | \$116,300 | \$124,950 |

Race / Ethnicity

26.2% EDC Clients in 2016 who identify as Black
5% San Francisco's Black / African-American population in 2015

EDC CLIENTS 2016



SAN FRANCISCO CITY POPULATION 2015



Disability

EDC Clients in 2016 who identified as Disabled **51%**

EDC CLIENTS 2016



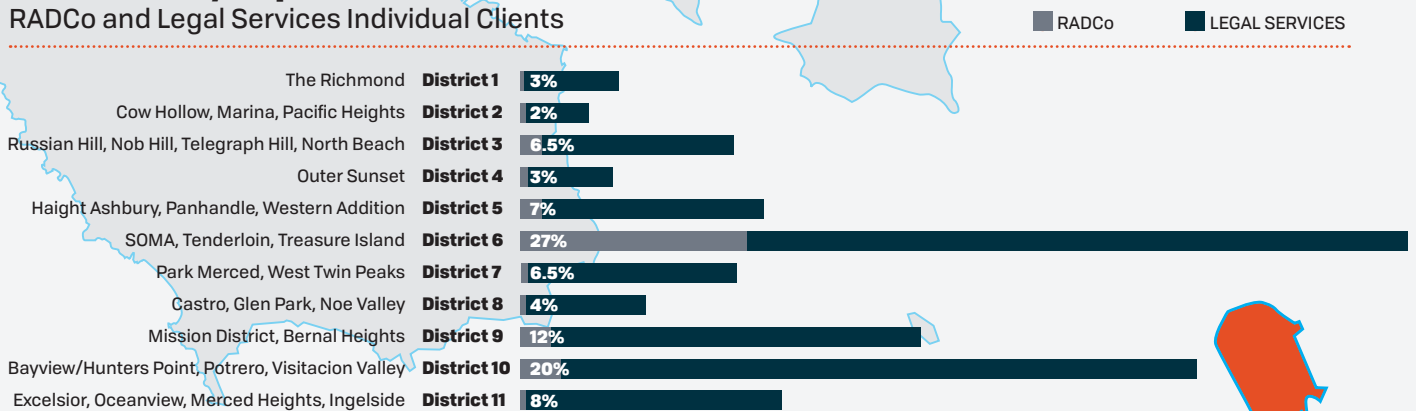
Who We Serve

EDC Cases of 2016

As San Francisco's communities continue to navigate the threat of displacement, we see that districts that are predominately made up of African American and Latino communities are requiring our services disproportionately. For example, District 10's tenants have sought out assistance from EDC thirteen times more than community members in District 2. Just as redlining once dictated who could live in San Francisco, evictions and unaffordable rents are now displacing those who were originally pushed to the fringes of the City.

EDC Cases by Supervisor District 2016

RADCo and Legal Services Individual Clients

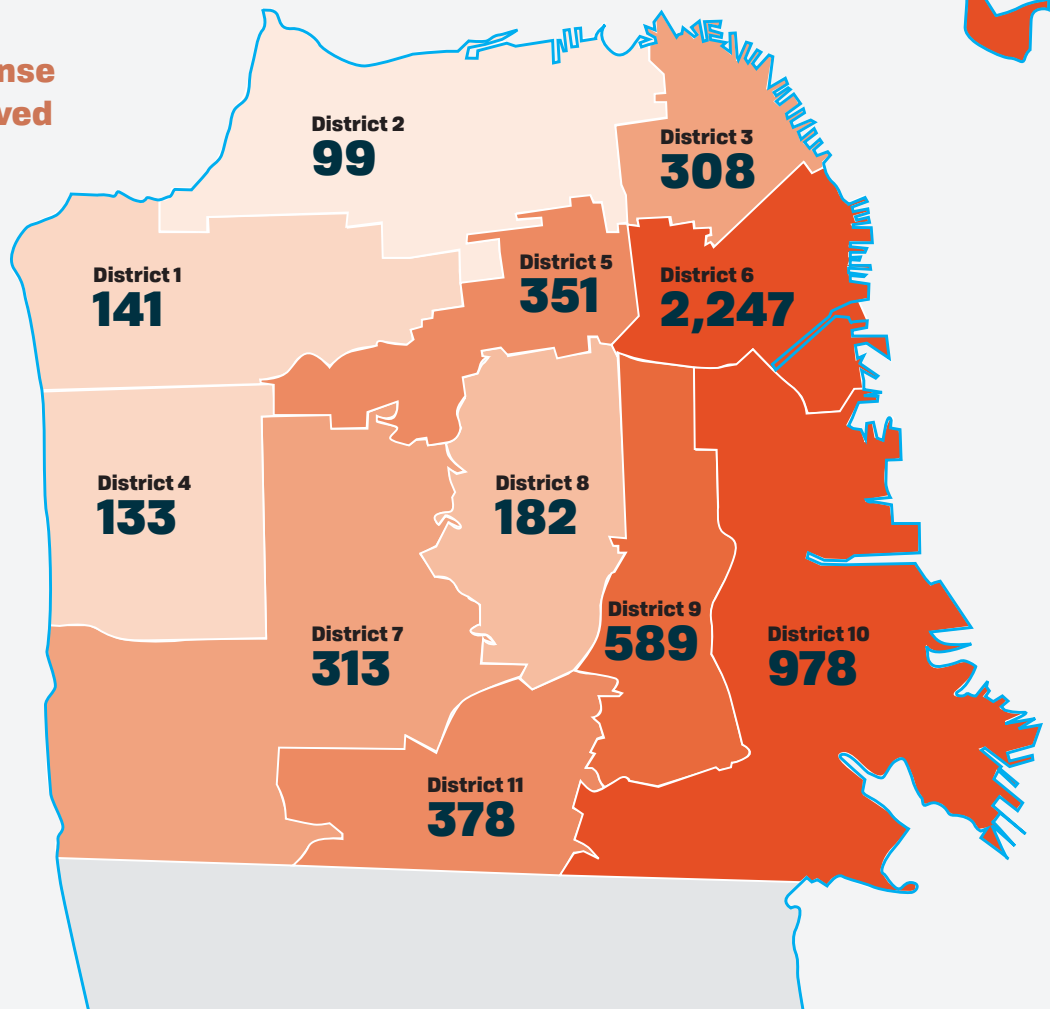


The Eviction Defense Collaborative served

4,876

people in 2016

* This map does not accurately represent the current location of the 964 clients our Shelter Client Advocates have served; however, we have chosen to represent them in **District 6** due to the majority of shelters predominating in this area.



Legal Services

Martha Rodriguez is a wife, mother, caregiver, and postal worker who has lived in the Mission District since the age of 14. Martha came to EDC's legal clinic after receiving an eviction notice from her landlord, knowing that her family could not afford to move. EDC's legal team defended Martha's tenancy in court for over a year, ultimately proving that the landlord's owner move-in claim was fraudulent and protecting Martha and her family from being displaced from the city of San Francisco.

"One thing I learned is: Don't give up your rights. You never give them up, because they're your rights, and you can always fight for them until the end."



Shelter Client Advocates

Andrea Hart is young single mother with two children, 2 & 7 years old. Ms. Hart has resided in the emergency family shelter system for over 3 months, sharing a communal bedroom with several other families. Her family's quest for shelter takes them from the bunkbeds in a former fire station to mats on a church floor, acquired night-by-night and forced out each morning by 7:00am.

The waitlist for families to be placed into long-term shelter lasts several months and along with Ms. Hart, nearly 100 families are struggling everyday to enter night-by-night shelter, many in facilities without shower or laundry access for them and their children.



RADCo

Thomas Allegretti is a blind senior who has lived in his Bernal Heights home for 13 years. He fell behind on rent after being hospitalized for throat cancer and was threatened with eviction. With the help of RADCo, Thomas was able to pay his back rent and remain in his home.

"If there wasn't a place like RADCo, it would have been so much harder. I wouldn't have known where to start."



2016 EDC Reportback

What We're Up Against OMI's and Costa-Hawkins

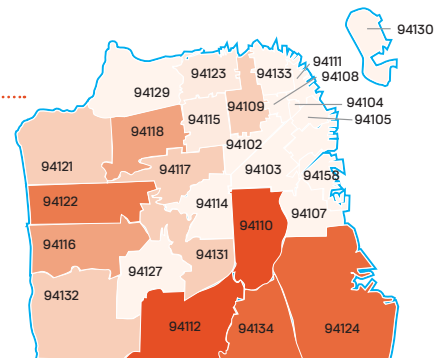
Costa-Hawkins Although some San Franciscans have rent control, not everyone experiences this type of housing security. The statewide Costa-Hawkins Rental Housing Act limits San Francisco's power to widen the reach of tenant protections. The Act exempts most single-family homes and all newly constructed apartments from rent control, and it allows landlords to set sky-high rents for tenants who move in after the original master tenant (with no right for family members to "inherit" the rent protections). Under this law, EDC's clients have experienced the shock of a landlord doubling the rent in a single-family home and the devastation of rent skyrocketing upon the death of a spouse. Housing NOW! (housingnowca.org) is a united statewide campaign combatting the affordable housing crisis Wall Street has brought to California—tenants and homeowners alike—including fighting for the repeal of the Costa Hawkins Rental Housing Act.

Owner Move-In (OMI) Evictions

San Francisco law allows owners (and sometimes, their relatives) who want to move into a unit to evict the tenants already living there. In recent years, the number of landlords pursuing this type of eviction has risen considerably—in 2016, EDC saw a 70% increase in owner move-in evictions compared to 2003, with the greatest concentration in the Mission District and surrounding neighborhoods. Unfortunately, some owners abuse this law. After wrongfully evicting their rent-controlled tenants, they turn a profit with new renters instead of moving in themselves. In June of 2017, with the encouragement of various housing justice organizations, the San Francisco Board of Supervisors voted unanimously to curb these fraudulent evictions by requiring owners to sign a declaration of their intent to move in, and creating a method for non-profits to sue owners who violate that promise.

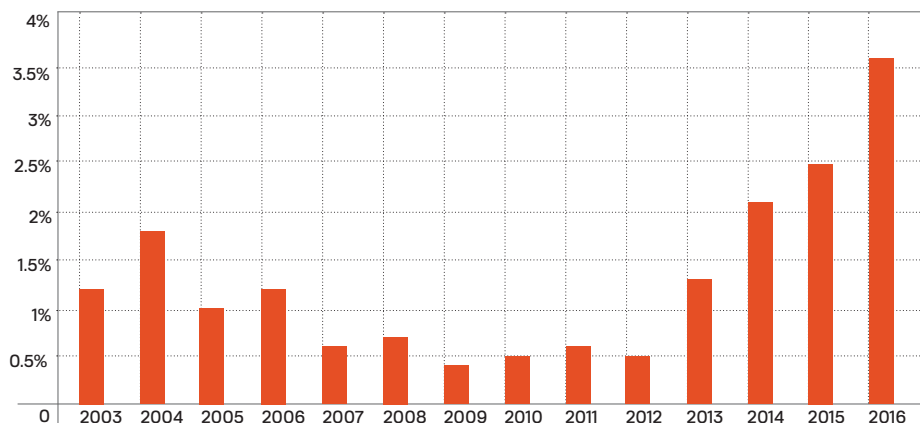
OMI Evictions 2016

TOP FIVE ZIP CODES FOR OMI Evictions 2016



OMI Evictions 2003 - 2016

As a Percentage of Total Evictions per Year



In 2016, EDC saw a **70%** increase in owner move-in (OMI) evictions compared to 2003

RADCo's Changing Clientele

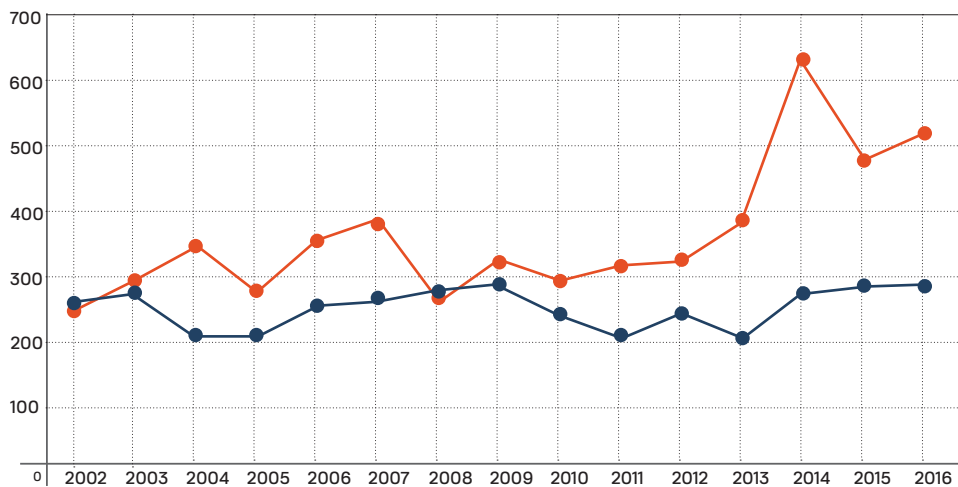
Within the Current San Francisco Landscape

Over the past ten years, EDC has seen a marked (15%) increase in the number of clients facing eviction who are disabled and rely on supportive housing to meet their needs. Because of recent policy changes, we have been seeing more disabled clients who, despite living in subsidized housing, do not receive the support that they need to maintain their tenancy over time. We must continuously seek out better ways of collaborating with supportive housing agencies and landlords toward establishing fair practices, accountability, and trusting relationships between tenants and landlords. RADCo's assistance provides emergency funding to preserve tenancy when all other options have been exhausted. Because of the increase in disabled clients that we serve, who are also living in subsidized housing, we are acutely aware of the need for more support services such as payee programs, case management and policies that help at risk tenants stabilize their homes where they have the opportunity for long term tenancy.

Types of Housing 2002 - 2016

EDC Clients in Private vs. Subsidized Housing

● PRIVATE HOUSING ● SUBSIDIZED HOUSING



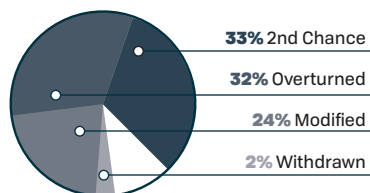
EDC Clients facing eviction who are disabled and rely on supportive housing have increased **15%** since 2006

Fighting for the Rights of Shelter Residents

In the Wake of an Increasing Homeless Population

Shelter Clients 2016

Advocate Hearings





90% of clients achieved a positive appeal outcome

With a team size of two full-time employees, the Advocates work relentlessly to represent clients in nearly 1,000 hearings annually and advocate for the approximately 10,000 individuals who enter our adult shelter system each year in addition to the hundreds of homeless families residing in shelters. Starting in 2016, the Advocates initiated a campaign for San Francisco's Navigation Center residents to gain due process rights and representation under the Grievance Policy, a set of protections for shelter residents established by and for homeless people. Through discussions with City Directors, the Board of Supervisors, and partnering agencies, the Advocates were able to secure this demand of equal protection for all current and future Navigation Centers residents. The City has already created 3 Navigation Centers and is obligated by law to establish a total of 6 by the end of 2018, which will result in about 600 more clients annually. In 2016, the Advocates were able to ensure that over 90% of clients who challenged a denial of service and completed their appeal process achieved a more positive outcome than if they had not entered an appeal at all.

Housing is a Human Right

Without a strong movement to prevent homelessness, preserve affordable housing, and protect our City's diversity, San Francisco will become a city where only the very privileged can afford to live. The EDC is proud to fight alongside tenants against evictions in court—but we know we can't win the larger fight to keep San Francisco housed without your support.

 **evictiondefense.org** Visit our website to **volunteer, donate,** and learn about other ways you can **support our work** and **join the movement** for housing **equality** in San Francisco.

 **antievictionmap.com** 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.



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COLLABORATIVE