



Shireen McSpadden, Executive Director

London Breed, Mayor

To: Mayor London N. Breed and the San Francisco Board of Supervisors

From: Executive Director Shireen McSpadden
Department of Homelessness and Supportive Housing

Date: September 1, 2023

Re: FY 2022-23 annual report on evictions from site-based permanent supportive housing

Per [San Francisco Administrative Code Article XIV](#), the Department of Homelessness and Supportive Housing (HSH) is submitting the Department’s annual tenant eviction report. The report documents the number of **written notices of eviction, unlawful detainer filings, and evictions** over the past fiscal year from the site-based permanent supportive housing (PSH) units that HSH funds.

A written notice of eviction is issued to the tenant from the landlord and explains why a tenant’s lease or rental agreement is ending; the notice provides a timeline by which the tenant must comply or move out. If the tenant does not comply with the written notice of eviction, a landlord can initiate an unlawful detainer case with the superior court to pursue eviction.

The table below provides an overview of our findings for fiscal year 2022-23 (from July 1, 2022, to June 30, 2023). The attached report contains details about written notices of evictions, unlawful detainers, and evictions by site.

Number of PSH sites	Households	Households issued written notices of eviction	Households issued unlawful detainer filings	Households evicted	% of households evicted
151	9,046	678	155	110	1.22%

The 1.22% eviction rate for FY2022-23 reflects a sustained decrease from eviction rates at HSH-funded PSH sites prior to COVID-19. Between July 1, 2017, and June 30, 2020, the annual eviction rates average 1.95%. The eviction rate dropped to 0.63% during fiscal year 2020-21 presumably due in large part to temporary COVID-19 policies that limited evictions. In FY2021-22, the eviction rate was 1.29%.

Starting this year, HSH is using data from the Department’s main database, the Online Navigation and Entry System (ONE System), to generate this report. This methodology shift improves the accuracy and timeliness of this reporting.

If you have questions regarding the FY2022-23 report, please contact HSH Manager of Legislative Affairs Dylan Schneider at dylan.schneider@sfgov.org.



Department of Homelessness and Supportive Housing - Report on Evictions in Permanent Supportive Housing Sites | Fiscal Year 2022-23 (July 1, 2022 through June 30, 2023)

Site Name	Lived in the housing facility at any time during this period		Number of written notices issued and reason for each				Number of unlawful detainer actions filed & reason				Number of evictions (writ of possession stage or court-issued eviction) and reason			
	# tenants (adults only)	# households	# households issued 1+ written notices of eviction	# written notices of eviction: rent non-payment only	# written notices of eviction: lease violations only	# written notices of eviction: combination non-payment + lease violations	# households issues 1+ unlawful detainer filings	# unlawful detainer filings for rent non-payment only	# unlawful detainer filings for lease violations only	# unlawful detainer filing: combination non-payment + lease violations	# households evicted	# evictions for rent non-payment only	# evictions for lease violations only	# evictions for combination non-payment + lease violations
Total:	10533	9046	678	1151	253	5	155	28	115	13	110	9	94	7
1036 Mission Street	112	42	12	41										
1064 Mission	174	160					1		1		1		1	
1066 Mission	108	104	10	9	1									
10th and Mission Family Housing	148	49	15	33	8									
1100 Ocean Avenue	30	25	1		1						1		1	
1180 4th Street	174	50	2	1	1		1			1				
1296 Shotwell (Casa Adelante)	22	22												
1321 Mission St. (Margot)	266	172					1		1					
149 Mason Street	54	54	1		1		1		1					
150 Otis (Veterans Commons)	17	17	1		1									
1950 Mission (La Fenix)	123	39												
2060 Folsom (Casa Adelante)	40	32	1		1									
250 Kearny (Stanford Hotel)	6	6												
270 Turk	24	24	14	34										
3061 16th St. (Casa Esperanza)	22	22												
321 Turk Street - PBV	3	3												
333 12th St. (City Gardens)	32	10												
455 Fell	107	33	1		1									
505 O'Farrell St. (Garland)	77	77	4		4		4		4		1		1	
53 Colton St. (Jazzie Collins)	105	98												
5630 Mission St. (Mission Inn)	57	57												
5th Street Apartments	3	3												
626 Mission Bay Boulevard North	83	29	4	10	5									
681 Florida	118	40	12	13	4									
735 Davis Senior	16	16												
835 Turk (Gotham)	102	91												
95 Laguna	15	15												
990 Polk Street	43	43	1		1		1		1					
Aarti Hotel	29	29	4		1	3					4		1	3
Abigail	63	61												
Alder Hotel	125	121	37	36	1						1		1	
All Star Hotel	102	102	11	6	5		5		5		4		4	
Allen Hotel	66	66	13	13	3		7	6	1		1	1		



Department of Homelessness and Supportive Housing - Report on Evictions in Permanent Supportive Housing Sites | Fiscal Year 2022-23 (July 1, 2022 through June 30, 2023)

Site Name	Lived in the housing facility at any time during this period		Number of written notices issued and reason for each				Number of unlawful detainer actions filed & reason				Number of evictions (writ of possession stage or court-issued eviction) and reason			
	# tenants (adults only)	# households	# households issued 1+ written notices of eviction	# written notices of eviction: rent non-payment only	# written notices of eviction: lease violations only	# written notices of eviction: combination non-payment + lease violations	# households issues 1+ unlawful detainer filings	# unlawful detainer filings for rent non-payment only	# unlawful detainer filings for lease violations only	# unlawful detainer filing: combination non-payment + lease violations	# households evicted	# evictions for rent non-payment only	# evictions for lease violations only	# evictions for combination non-payment + lease violations
Altamont Hotel	74	74												
Ambassador	55	55	18	24	9		2		2					
Apollo Hotel	64	64									5	1	4	
Aranda Hotel	122	122	36	15	47	1	20	9	8	3	10	5	4	1
Arlington Residence	161	161												
Armstrong Place Senior Housing	21	21												
Arnett Watson Apartments	149	84												
Artmar	63	62	1		1						1		1	
Auburn Hotel	63	62	3		3		3		3		2		2	
Bayanihan House	10	10												
Bayview Hill Gardens	168	71												
Bishop Swing Community House	142	142	18	18										
Boyd Hotel	88	88	5		5		5		5		1		1	
Bristol	57	57	4	3	1		2	2						
Broadway-Sansome Apartments	103	38									1		1	
Cadillac Hotel	99	99												
CalDrake Hotel	54	54	2	2										
Cambridge	53	53	1		1						1		1	
Camelot Hotel	48	48	1		1		1		1		1		1	
Canon Barcus Community House	50	15												
Canon Kip Community House	112	112	3		3									
Casa de la Mision	45	44												
Casa Quezada	53	53												
Cecil Williams - Glide Community House	21	21	2		3									
Civic Center Residence	100	100	40	299										
Coronado Hotel	70	70												
Coronet Senior Housing	17	17												
Crosby Hotel	142	132	45	88										
Crown Hotel	40	40	2		3		2		2		2		2	
Curran House	31	11	3	18	1									
Dalt Hotel	13	13	2	2	1									
Diva	99	85	22	19	5									
Dr. Davis Senior Community	20	20												
Dudley Apartments	25	25												
Eddy and Taylor	98	29	18	91	2									
Eddy Street Apartments	17	14												



Department of Homelessness and Supportive Housing - Report on Evictions in Permanent Supportive Housing Sites | Fiscal Year 2022-23 (July 1, 2022 through June 30, 2023)

Site Name	Lived in the housing facility at any time during this period		Number of written notices issued and reason for each				Number of unlawful detainer actions filed & reason				Number of evictions (writ of possession stage or court-issued eviction) and reason			
	# tenants (adults only)	# households	# households issued 1+ written notices of eviction	# written notices of eviction: rent non-payment only	# written notices of eviction: lease violations only	# written notices of eviction: combination non-payment + lease violations	# households issues 1+ unlawful detainer filings	# unlawful detainer filings for rent non-payment only	# unlawful detainer filings for lease violations only	# unlawful detainer filing: combination non-payment + lease violations	# households evicted	# evictions for rent non-payment only	# evictions for lease violations only	# evictions for combination non-payment + lease violations
Edgeworth Hotel	43	42	1		1		1		1		1		1	
Edith Witt Senior Community	28	27												
Edward II	26	24												
Edwin M. Lee	7	7												
El Dorado Hotel	10	10												
Elk Hotel	92	92					1		1		1		1	
Ellis Street Apartments	25	25	9	45		1								
Elm Hotel	93	90	28	51			2		2					
Empress	89	89	3		4		1		1		4		4	
Essex Hotel	89	89												
Fairfax Hotel	27	27												
Folsom/Dore	44	44	6	20	1		1		1					
Franciscan Towers	40	31	3	5	1		1		1					
Franciscan Towers - Scattered Sites	40	35	13	44	18									
Granada Hotel	54	49	22	21	3		1		1		2		2	
Graystone Hotel	80	78	1	1							1		1	
Hamlin Hotel	64	64									1		1	
Hartland Hotel	147	146	8	3	5		5		5		2		2	
Hazel Betsey Community	10	7					1		1		1		1	
Henry Hotel	138	135	30	56	3									
Hillsdale Hotel	87	83	10	8	2		2		2		4		4	
Hope House	67	67												
Hotel Isabel	22	22												
Iroquois Hotel	71	66												
Island Bay Homes	183	89												
Jefferson Hotel	127	124	7	3	4		4	1	3		4		4	
JJ Richardson Apartments	125	125					1				1		1	
John Burton Advocates for Youth Housing	31	31	2		2						1		1	
Juan Pifarr� Plaza	8	4												
Kelly Cullen Community	175	175	17	20										
Kinney Hotel	31	31	4		4		3		2	1	3		2	
Knox Apartments	37	37												
Le Nain	85	85									1		1	
Leland House	41	41												
Lyric Hotel	57	57	2		3		4		3	1	3		2	
Mary Elizabeth Inn	57	57												
Mary Helen Rogers Community	20	20												
Mayfair Hotel	57	57												
McAllister Hotel	91	90	14	2	14		8	2	5	1	1		1	
Mentone Hotel	79	73	25	49	2						1		1	



Department of Homelessness and Supportive Housing - Report on Evictions in Permanent Supportive Housing Sites | Fiscal Year 2022-23 (July 1, 2022 through June 30, 2023)

Site Name	Lived in the housing facility at any time during this period		Number of written notices issued and reason for each				Number of unlawful detainer actions filed & reason				Number of evictions (writ of possession stage or court-issued eviction) and reason			
	# tenants (adults only)	# households	# households issued 1+ written notices of eviction	# written notices of eviction: rent non-payment only	# written notices of eviction: lease violations only	# written notices of eviction: combination non-payment + lease violations	# households issues 1+ unlawful detainer filings	# unlawful detainer filings for rent non-payment only	# unlawful detainer filings for lease violations only	# unlawful detainer filing: combination non-payment + lease violations	# households evicted	# evictions for rent non-payment only	# evictions for lease violations only	# evictions for combination non-payment + lease violations
Midori Hotel	10	10												
Minna Lee	57	57	3		3		5		5		5		5	
Mission Bay SB9	158	142	3		3									
Mission Creek Senior Community	54	54												
Mission Hotel	288	281	16	5	11		15	2	14		8		8	
Monterey Boulevard Apartments	10	4												
Mosaica Apartments	72	32	7	10	1									
National Hotel	21	21	2		2		1		1					
Pacific Bay Inn	80	80					1		1		1		1	
Parkview Terrace Apartments	21	21												
Pierre Hotel	88	84	3	1	2		2		2					
Plaza	101	100	1		1		1		1		1		1	
Post Hotel	84	80	22	14	8		9	1	6	2	1		1	
Railton Place	51	51	1		1		3	1	2		1		1	
Raman Hotel	97	97	2	2							1		1	
Rene Cazenave Apartments	121	121	9		9		4		4		2		2	
Richardson Hall	7	7												
Ritz Hotel	2	2	1	1	1									
Rose Hotel	69	69												
Royan Hotel	72	71	5	2	3		3		3					
San Cristina	42	42												
Senator Hotel	89	75												
Seneca Hotel	219	216	10	3	7		6		6		6	1	5	
South Park Residence - Gran Oriente	1	1												
South Park Residence - Hotel Madrid	29	29					1		1					
South Park Residence - Park View	33	33												
Star Hotel	59	59												
Tahanan	143	142	2		2		3		3		3		2	
Treasure Island - Maceo May Apartments	23	23												
Treasure Island Phase 1 and 2	165	66												
Union Hotel	63	62	3	1	2		2		2					
Vera Haile	20	18												
Verona Hotel	72	72												
Veterans Academy	101	101									1	1		
Veterans Hope House I	12	12												



Department of Homelessness and Supportive Housing - Report on Evictions in Permanent Supportive Housing Sites | Fiscal Year 2022-23 (July 1, 2022 through June 30, 2023)

Site Name	Lived in the housing facility at any time during this period		Number of written notices issued and reason for each				Number of unlawful detainer actions filed & reason				Number of evictions (writ of possession stage or court-issued eviction) and reason			
	# tenants (adults only)	# households	# households issued 1+ written notices of eviction	# written notices of eviction: rent non-payment only	# written notices of eviction: lease violations only	# written notices of eviction: combination non-payment + lease violations	# households issues 1+ unlawful detainer filings	# unlawful detainer filings for rent non-payment only	# unlawful detainer filings for lease violations only	# unlawful detainer filing: combination non-payment + lease violations	# households evicted	# evictions for rent non-payment only	# evictions for lease violations only	# evictions for combination non-payment + lease violations
Vincent Hotel	110	109	8	4	4		5	2	3		4		4	
West	34	34	2	3			1	1						
William Penn Hotel	13	13												
Willie B. Kennedy Senior Housing	19	19												
Windsor Hotel	89	89	1		1						1		1	
Winton Hotel	76	76	2	2			1	1			6		6	
Zygmunt Arendt House	48	48												