



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

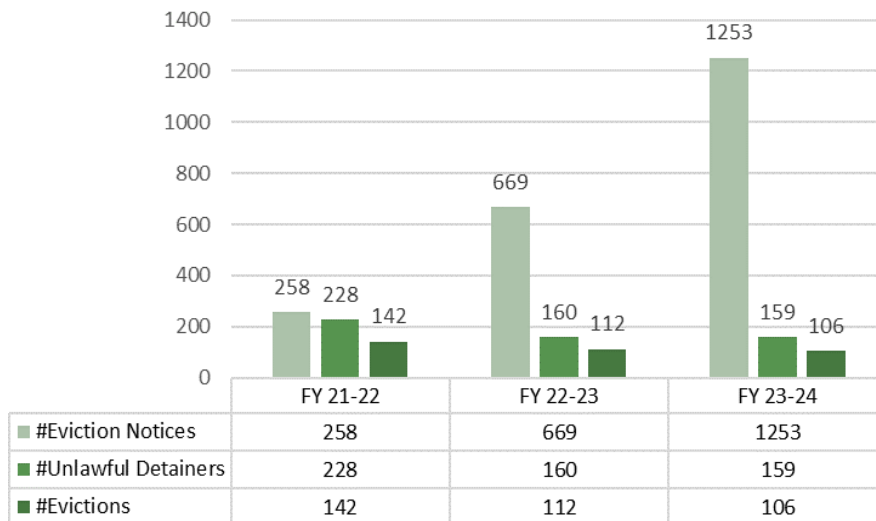
**Date:** August 30, 2024

**Re:** FY 2023-24 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 the provisions of the lease agreement that the tenant is not in compliance with, and 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 2023-24 (from July 1, 2023, to June 30, 2024).

Total PSH sites	Households	Households issued written notices of eviction	Households issued unlawful detainer filings	Households evicted	% of households evicted
152	9,041 <sup>1</sup>	1,253 <sup>2</sup>	159	106	1.17%

### Year-Over-Year Comparison



<sup>1</sup> The total number of households served (9,041) does not match the sum of households per building (9,326), due to some households having accessed more than one permanent supportive housing site during FY23-24.

<sup>2</sup> The total number of households issued eviction notices (1,253) does not match the sum of households per building (1,260), due to some households having accessed more than one permanent supportive housing site during FY23-24.

The above figure provides a year-over-year comparison of the total number of eviction notices, unlawful detainers, and evictions over the three previous fiscal years. This data reflects a sustained decrease in unlawful detainers and evictions at HSH-funded PSH sites, and a continued increase in notices of eviction, with a significant increase in FY22-23 to FY23-24.

In some cases, providers encounter tenants who may be resistant to engagement or unresponsive to conventional outreach efforts. These tenants may be facing multiple challenges or a lack of understanding of their responsibilities under the terms of their lease. In such cases, repeated attempts at intervention and support can fail to yield desired outcomes, leaving both the tenant and the provider in a precarious situation.

Eviction notices, when used appropriately as a tool for housing retention, can break this impasse by signaling the severity of the situation to the tenant. The legal weight of an eviction notice emphasizes the potential consequences of inaction, thereby encouraging tenants to take immediate steps to remedy the situation at hand. This can include addressing lease violations or participating in supportive services such as In Home Support Services (IHSS) to improve room conditions, money management services to support budgeting and rent payment, treatment services, etc. Eviction notices can be an important leverage tool that providers can employ after other engagement tools are exhausted. In FY23-24, 82% of all eviction notices were issued related to non-payment of rent while only 20% of evictions were due to non-payment of rent. This demonstrates that eviction notices, although a last resort, are an important tool in supporting housing retention.

HSH uses 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 this report, please contact HSH Manager of Legislative Affairs Dylan Schneider at [dylan.schneider@sfgov.org](mailto:dylan.schneider@sfgov.org).





Department of Homelessness and Supportive Housing - Report on Evictions in Permanent Supportive Housing Sites | Fiscal Year 2023-24 (July 1, 2023 through June 30, 2024)

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	# 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
<b>Total:</b>	<b>11119</b>	<b>9326</b>	<b>1260</b>	<b>3533</b>	<b>310</b>	<b>28</b>	<b>159</b>	<b>68</b>	<b>132</b>	<b>8</b>	<b>106</b>	<b>21</b>	<b>67</b>	<b>18</b>
1036 Mission Street	103	37												
1064 Mission	175	160	33	33			1		1					
1066 Mission	110	105	14	14			1		1		2		2	
10th and Mission Family Housing	125	42	14	10	16	6	1		1					
1100 Ocean Avenue	26	23	9	41	1									
1180 4th Street	166	51	25	67	1						1			1
1296 Shotwell (Casa Adelante)	26	26												
1321 Mission St. (Margot)	264	162	2		2		4		4		1		1	
149 Mason Street	58	58	18		46		11	1	10		1		1	
150 Otis (Veterans Commons)	18	18					1		1		1		1	
180 Jones	36	35												
1950 Mission (La Fenix)	137	42	8	6	2	4								
2060 Folsom (Casa Adelante)	39	31	1		1		1		1		2		2	
250 Kearny (Stanford Hotel)	6	6												
270 Turk	29	29	8	23										
3061 16th St. (Casa Esperanza)	23	23	2	2			12	36	13					
321 Turk Street - PBV	3	3												
333 12th St. (City Gardens)	507	158	97	153										
455 Fell	112	33	25	72										
505 O'Farrell St. (Garland)	71	71	5	1	4		5	1	4		1		1	
53 Colton St. (Jazzie Collins)	108	101	1		1									
5th Street Apartments	4	4												
626 Mission Bay Boulevard North	82	30												
681 Florida	121	39	23	36	17									
735 Davis Senior	15	15												
835 Turk (Gotham)	99	94	2	2	2	2	2	2	2					
95 Laguna	17	17	2	2	1						1			1
990 Polk Street	52	52	3	2	2									
Aarti Hotel	25	25	9		15						1		1	
Abigail	63	61	1		1		1		1					
Alder Hotel	129	125	58	419	1							1		
All Star Hotel	92	92	9	3	6	3	5	2	3		2		1	
Allen Hotel	72	72	17	8	12	2	13	3	9	1	5		2	3
Altamont Hotel	78	78									3		1	2
Ambassador	61	61	17	52	3		1		1		1	1	1	
Apollo Hotel	74	74									2		1	
Aranda Hotel	127	127	21	1	23	1	10	1	8	1	3		3	
Arlington Residence	139	139	60	249	1		3	1	3					
Armstrong Place Senior Housing	23	23												
Arnett Watson Apartments	126	77												
Artmar	65	65	1		1						1		1	
Auburn Hotel	65	65	3		3	1	1		1		1		1	
Bayanihan House	9	9												
Bayview Hill Gardens	154	70	30	50							1			1
Bishop Swing Community House	137	137	6	6								1		



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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

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Boyd Hotel	82	82	1	1			1	1			4		3	
Bristol	57	57												
Broadway-Sansome Apartments	98	38												
Cadillac Hotel	116	116								3		3		
CalDrake Hotel	52	52	2	1	1		2	1	1					
Cambridge	59	59	3		3									
Camelot Hotel	49	49	2		2									
Canon Barcus Community House	55	16	3	2	2									
Canon Kip Community House	106	106	25	51						1				1
Casa de la Mision	46	45												
Casa Quezada	49	49	1		1									
Cecil Williams - Glide Community House	21	21	5		9		2		1	2	1			1
Civic Center Residence	111	111	35	54										
Coronado Hotel	78	77												
Coronet Senior Housing	28	28												
Crosby Hotel	141	132	81	519	3		1		1			1		
Crown Hotel	35	35	3	4			1	1			1			
Curran House	20	8	2	2										
Dalt Hotel	11	11												
Diva	143	123	58	128										
Dr. Davis Senior Community	26	26												
Dudley Apartments	19	19								1				1
Eddy and Taylor	96	29	4	4										
Eddy Street Apartments	17	14												
Edgeworth Hotel	40	38												
Edith Witt Senior Community	29	28												
Edward II	25	23					1		1					
Edwin M. Lee	7	7												
El Dorado Hotel	10	10												
Elk Hotel	93	93	3		3		5	2	5		3		3	
Ellis Street Apartments	25	25	6	3	4									
Elm Hotel	88	86	53	318	2									
Empress	91	91	2		2									
Essex Hotel	83	81	3		3		2		2					
Fairfax Hotel	23	23								1		1		
Folsom/Dore	43	42	1		5									
Franciscan Towers	41	34	2	5			1		1		1			1
Franciscan Towers - Scattered Sites	38	34	15	13	14									
Granada Hotel	46	42	19	44	1		2	2			1			1
Graystone Hotel	79	77	1	1								2		
Hamlin Hotel	63	63								3		1		
Hartland Hotel	147	146	4	2	1	2	2		2	1		1		
Hazel Betsey Community	9	7												
Henry Hotel	127	124	48	199	3					1		1		
Hillsdale Hotel	87	83	49	230			1		2		1			1
Hope House	62	62												



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Hotel Isabel	22	22												
Iroquois Hotel	72	67	1		1		1		1			9		
Island Bay Homes	168	49									9			
Jefferson Hotel	119	118	5	3	2		5	3	2					
JJ Richardson Apartments	129	129	1		1		1		1		1		1	
John Burton Advocates for Youth Housing	27	27	3		3						1		1	
Juan Pifarrá@ Plaza	6	3												
Kelly Cullen Community	181	181									1		1	
Kinney Hotel	22	22	1		1		2		2		1		1	
Knox Apartments	32	32									1			1
Le Nain	83	83	5		5									
Leland House	41	41												
Lyric Hotel	60	60	19	15	3	1	1		2					
Maceo May Apartments	25	25												
Mary Elizabeth Inn	67	67									5		5	
Mary Helen Rogers Community	20	20												
Mayfair Hotel	56	56												
McAllister Hotel	97	97	9	1	7	1	4		4		4		3	1
Mentone Hotel	75	70	48	310										
Midori Hotel	10	10					1		1					
Minna Lee	65	65	8	2	6		1		1		2		1	1
Mission Bay SB9	161	146	6		6		2		2		1		1	
Mission Creek Senior Community	55	55										2		
Mission Hotel	280	274	10	2	7	1	6	1	5		4		2	
Monterey Boulevard Apartments	11	5												
Mosaica Apartments	75	32	6	12		1								
National Hotel	95	95									1		1	
Pacific Bay Inn	73	73	1		1		1	1						
Parkview Terrace Apartments	23	23												
Pierre Hotel	100	96	4	3	4		2		2		1		1	
Plaza	114	114	1	1							1		1	
Post Hotel	91	89	24	50	10		10	3	5	3	2		2	
Railton Place	34	34										1		
Raman Hotel	91	91	2	1	1		2	1	1		1			
Rene Cazenave Apartments	122	121					1		1		2		2	
Richardson Hall	8	8	1		2									
Ritz Hotel	2	2												
Rose Hotel	73	73	41	215			3	2	1					
Royan Hotel	68	68	11	9	6	1	7	2	5		1		1	
San Cristina	60	60	1		1									
Scattered Sites TRA - CCCYO	91	28												
Senator Hotel	88	73												
Seneca Hotel	211	207	11	6	5		8	1	8		3		3	
South Park Residence - Gran Oriente	2	2												
South Park Residence - Hotel Madrid	29	29					1		1					
South Park Residence - Park View	32	32												



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Star Hotel	57	57	3		2	1								
Star View Court	152	63												
Tahanan	146	144	68	65	6					1		1		
Union Hotel	61	60	2	1	1									
Vera Haile	20	18												
Verona Hotel	84	84	1		1					1		1		
Veterans Academy	103	103												
Veterans Hope House I	12	12									3			
Vincent Hotel	120	119	2	1	1		1		1	5		2		
West	46	46	2	2										
William Penn Hotel	13	13												
Willie B. Kennedy Senior Housing	20	20												