



Shireen McSpadden, Executive Director

London Breed, Mayor

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

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

Date: September 1, 2022

Subject: Annual report on evictions from Permanent Supportive Housing sites for fiscal year 2021-22

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 Permanent Supportive Housing (PSH) project-based sites 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 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 includes a basic overview of our findings for fiscal year 2021-22 (from July 1, 2021, to June 30, 2022).

Number of PSH Sites	Households	Number of Households issued Unlawful Detainer Filings	Number of Evictions	% of Households Evicted
146	10,978	228	142	1.29%

The eviction rate for FY2021-22 reflects a decrease from eviction rates prior to COVID-19. Between July 1, 2017, and June 30, 2020, the average eviction rate at HSH-funded PSH sites was 1.95%. In comparison, during fiscal year 2020-21 the eviction rate was 0.63%. The low percentage from fiscal year 2020-21 can be largely attributed to temporary COVID-19 policies that limited evictions.

The attached report contains details about evictions by site.

If you have questions regarding the FY2021-22 report, please contact HSH Manager of Policy and Legislative Affairs Dylan Schneider at dylan.schneider@sfgov.org.

Site Name	Tenants and Households who lived in the housing facility at any time during this period		Number of written notices issued & the reasons for each				Number of unlawful detainer actions filed & the reasons for each				Number of evictions (writ of possession stage or court-issued eviction) & the reasons for each			
	# tenants (adults only)	# households	# households issued one or more written Notices of Eviction	# written Notices of Eviction for non-payment of rent only	# written Notices of Eviction for lease violations only	# written Notices of Eviction: Combination non-payment of rent & lease violations	# households issued one or more Unlawful Detainer Filings	# Unlawful Detainer Filings for non-payment of rent only	# Unlawful Detainer Filings for lease violations only	# unique Unlawful Detainer Filings: combination of non-payment of rent and lease violations	# households evicted	# evictions for non-payment of rent only	# evictions for lease violations only	# unique evictions: combination of non-payment of rent and lease violations
1036 Mission	60	40	3	0	3	0	3	0	3	0	3	0	3	0
10th & Mission	308	308	1	0	1	0	0	0	0	0	0	0	0	0
1100 Ocean Avenue	174	174	1	0	1	0	1	0	1	0	1	0	1	0
1180 4th Street	360	360	4	0	4	0	0	0	0	0	0	0	0	0
1296 Shotwell	25	25	0	0	0	0	0	0	0	0	1	0	1	0
149 Mason Street	48	48	3	0	3	0	1	0	1	0	1	0	1	0
1950 Mission	40	40	0	0	0	0	0	0	0	0	0	0	0	0
2524 Mission	19	19	0	0	0	0	0	0	0	0	0	0	0	0
270 Turk	162	162	0	0	0	0	1	0	0	0	0	0	0	0
321 Turk Street - PBV	11	11	0	0	0	0	0	0	0	0	0	0	0	0
455 Fell Street	164	103	0	0	0	0	0	0	0	0	0	0	0	0
5th Street Apartments	3	3	0	0	0	0	0	0	0	0	0	0	0	0
626 Mission Bay	281	142	1	0	1	0	1	0	1	0	1	0	1	0
735 Davis Senior	16	16	0	0	0	0	0	0	0	0	0	0	0	0
835 Turk	105	94	0	0	0	0	0	0	0	0	0	0	0	0
864 Ellis	25	25	1	0	0	1	1	0	0	1	1			1
95 Laguna	76	76	0	0	0	0	0	0	0	0	0	0	0	0
990 Polk Street	145	109	1	0	1	0	1	0	1	0	1	0	1	0
Aarti Hotel	38	38	0	0	0	0	1	0	1	0	0	0	0	0
Abigail	53	50	0	0	0	0	0	0	0	0	0	0	0	0
Alder Hotel	119	116	1	0	1	0	1	0	1	0	1	0	1	0
All Star Hotel	106	103	4	0	4	0	4	0	4	0	0	0	0	0
Allen Hotel	63	63	4	0	4	0	9	2	6	1	4	0	4	0
Altamont Hotel	88	59	13	0	13	0	12	0	12	0	8	0	8	0
Ambassador Hotel	113	113	4	0	4	0	10	0	10	0	3	0	3	0
Apollo Hotel	80	58	8	0	8	0	7	0	7	0	3	0	3	0
Aranda Hotel	119	119	5	0	5	0	8	0	7	1	4	0	4	0
Arlington Residence	140	140	1	0	1	0	1	0	0	0	1	0	1	0
Armstrong Place Senior Housing	18	17	0	0	0	0	0	0	0	0	0	0	0	0
Arnett Watson Apartments	106	81	0	0	0	0	0	0	0	0	0	0	0	0
Artmar	57	55	0	0	0	0	0	0	0	0	0	0	0	0
Auburn	57	57	1	0	1	0	0	0	0	0	1	0	0	0
Baldwin Hotel	140	137	12	0	12	0	12	0	12	0	12	0	12	0
Bayanihan House	150	146	0	0	0	0	0	0	0	0	0	0	0	0
Bayview Hill Gardens	161	72	0	0	0	0	0	0	0	0	0	0	0	0
Bishop Swing Community House	130	130	0	0	0	0	0	0	0	0	0	0	0	0
Boyd Hotel	87	86	3	0	3	0	3	0	3	0	1	0	1	0
Bristol Hotel	59	57	1	0	1	0	1	0	1	0	0	0	0	0
Broadway/Sansome	37	17	1	0	1	0	0	0	0	0	1	0	1	0
Cadillac Hotel	156	131	2	0	2	0	2	0	2	0	1	0	1	0
CalDrake Hotel	55	53	0	0	0	0	0	0	0	0	0	0	0	0
Cambridge Hotel	54	54	0	0	0	0	0	0	0	0	0	0	0	0

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	# tenants (adults only)	# households	# households issued one or more written Notices of Eviction	# written Notices of Eviction for non-payment of rent only	# written Notices of Eviction for lease violations only	# written Notices of Eviction: Combination non-payment of rent & lease violations	# households issued one or more Unlawful Detainer Filings	# Unlawful Detainer Filings for non-payment of rent only	# Unlawful Detainer Filings for lease violations only	# unique Unlawful Detainer Filings: combination of non-payment of rent and lease violations	# households evicted	# evictions for non-payment of rent only	# evictions for lease violations only	# unique evictions: combination of non-payment of rent and lease violations
Camelot Hotel	50	50	1	0	1	0	1	0	1	0	1	0	1	0
Canon Barcus Community House	117	47	0	0	0	0	0	0	0	0	0	0	0	0
Canon Kip Community House	108	108	2	0	2	0	0	0	0	0	2	0	2	0
Casa Adelante	218	126	0	0	0	0	0	0	0	0	0	0	0	0
Casa de la Mision	44	44	1	0	1	0	0	0	0	0	0	0	0	0
Catholic Charities	58	58	1	0	0	1	0	0	0	0	0	0	0	0
Cecil Williams - Glide Community House	73	52	0	0	0	0	0	0	0	0	0	0	0	0
Civic Center Hotel - Permanent Tenants Only	95	95	2	0	2	0	0	0	0	0	2	0	2	0
Coronado Hotel	70	69	2	0	2	0	2	0	2	0	2	0	2	0
Coronet Senior Housing	22	20	0	0	0	0	0	0	0	0	0	0	0	0
Crosby Hotel	131	124	3	0	3	0	3	0	3	0	3	0	3	0
Crown Hotel	48	46	5	0	5	0	5	0	5	0	2	0	2	0
Curran House	28	19	0	0	0	0	0	0	0	0	0	0	0	0
Dalt Hotel	10	10	0	0	0	0	0	0	0	0	0	0	0	0
Diva	77	73	1	0	1	0	0	0	0	0	1	0	1	0
Dolores Hotel/Casa Quezada	49	49	0	0	0	0	0	0	0	0	0	0	0	0
Dr. Davis Senior Community	22	22	1	0	1	0	1	0	1	0	1	0	1	0
Dudley Apartments	61	61	2	0	2	0	1	0	1	0	1	0	1	0
Eddy and Taylor	44	30	0	0	0	0	0	0	0	0	0	0	0	0
Eddy Street Apartments	7	7	0	0	0	0	0	0	0	0	0	0	0	0
Edgeworth Hotel	42	40	2	0	2	0	2	0	2	0	0	0	0	0
Edith Witt Senior Community	128	128	0	0	0	0	0	0	0	0	0	0	0	0
Edward II	20	20	2	0	2	0	0	0	0	0	0	0	0	0
Edwin M. Lee	129	119	0	0	0	0	0	0	0	0	0	0	0	0
El Dorado Hotel	8	8	1	0	1	0	1	0	1	0	1	0	1	0
Elk Hotel	90	81	2	0	2	0	2	0	2	0	2	0	2	0
Elm Hotel	80	71	1	0	1	0	1	0	1	0	1	0	1	0
Empress Hotel	80	78	0	0	0	0	0	0	0	0	0	0	0	0
Essex Hotel	76	76	0	0	0	0	0	0	0	0	0	0	0	0
Fairfax Hotel	18	18	2	0	2	0	2	0	2	0	2	0	2	0
Folsom/Dore Apartments	135	101	0	0	0	0	0	0	0	0	0	0	0	0
Franciscan Towers	42	35	0	0	0	0	0	0	0	0	0	0	0	0
Franciscan Towers - 2	35	35	0	0	0	0	0	0	0	0	0	0	0	0
Garland Hotel (505 O'Farrell Street)	75	74	0	0	0	0	0	0	0	0	0	0	0	0

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Granada Hotel	130	109	3	0	3	0	3	0	3	0	3	0	3	0
Graystone Hotel	79	76	5	0	5	0	5	0	5	0	0	0	0	0
Hamlin Hotel	70	70	0	0	0	0	0	0	0	0	0	0	0	0
Hartland Hotel	150	140	1	0	1	0	1	0	1	0	1	0	1	0
Hazel Betsey Community	9	9	2	0	0	2	2	0	0	2	1	0	0	1
Henry Hotel	112	108	7	0	6	1	7	0	6	1	7	0	6	1
Hillsdale Hotel	76	64	5	0	5	0	5	0	5	0	5	0	5	0
Hope House	82	82	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Isabel	16	16	0	0	0	0	0	0	0	0	0	0	0	0
Hotel LeNain	85	85	3	0	3	0	4	0	4	0	2	0	2	0
Iroquois Hotel	65	62	0	0	0	0	0	0	0	0	0	0	0	0
Island Bay Homes	139	70	1	0	1	0	0	0	0	0	0	0	0	0
Jefferson Hotel	127	126	4	0	4	0	4	0	4	0	2	0	2	0
JJ Richardson Apartments	117	117	0	0	0	0	0	0	0	0	0	0	0	0
John Burton Advocates for Youth Housing	26	25	1	0	1	0	0	0	0	0	0	0	0	0
Juan Pifarre Apartments	4	4	1	0	1	0	1	0	1	0	1	0	1	0
Kelly Cullen Community	178	178	2	0	2	0	2	0	2	0	2	0	2	0
Kinney Hotel	6	6	0	0	0	0	0	0	0	0	0	0	0	0
Knox Hotel	137	129	1	0	1	0	1	0	1	0	0	0	0	0
Larkin Street YAC Collaborative	11	11	0	0	0	0	0	0	0	0	0	0	0	0
Lyric Hotel	58	58	0	0	0	0	0	0	0	0	0	0	0	0
Maceo May	55	43	0	0	0	0	0	0	0	0	0	0	0	0
Mary Elizabeth Inn	79	79	13	13	0	0	0	0	0	0	0	0	0	0
Mary Helen Rogers Senior Community	22	22	0	0	0	0	0	0	0	0	0	0	0	0
Mayfair Hotel	56	55	1	0	1	0	1	0	1	0	0	0	0	0
McAllister Hotel	74	70	8	0	8	0	8	0	8	0	0	0	0	0
Mentone Hotel	71	68	1	0	1	0	1	0	1	0	1	0	1	0
Midori Hotel	10	10	0	0	0	0	0	0	0	0	0	0	0	0
Minna Lee Hotel	42	42	1	0	0	0	0	0	0	0	2	0	0	0
Mission Creek Senior Community	151	151	1	0	1	0	1	0	1	0	0	0	0	0
Mission Hotel	302	287	21	0	21	0	21	0	21	0	7	0	7	0
Monterey Blvd Apts	4		0	0	0	0	0	0	0	0	0	0	0	0
Mosaica Family /Senior National	62	32	3	0	3	0	2	0	1	1	1	0	0	1
One Church Street Apartments	198	90	2	0	2	0	2	0	2	0	2	0	2	0
Pacific Bay Inn	75	75	0	0	0	0	0	0	0	0	0	0	0	0

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Parkview Terrace Apartments	23	23	0	0	0	0	0	0	0	0	0	0	0	0
Pierre Hotel	90	89	1	0	1	0	1	0	1	0	3	0	3	0
Plaza Apartments	105	101	9	0	9	0	6	0	6	0	3	0	3	0
Post Hotel	84	60	4	0	4	0	0	0	0	0	1	0	1	0
Railton Place	91	91	1	0	1	0	1	0	0	0	1	0	1	0
Raman Hotel	96	90	2	0	2	0	2	0	2	0	0	0	0	0
Rene Cazenave Apartments	104	104	0	0	0	0	0	0	0	0	0	0	0	0
Richardson Hall	37	37	0	0	0	0	0	0	0	0	0	0	0	0
Rita da Cascia	7	7	0	0	0	0	0	0	0	0	0	0	0	0
Ritz Hotel	87	87	0	0	0	0	0	0	0	0	0	0	0	0
Rose Hotel	72	63	1	0	1	0	1	0	1	0	1	0	1	0
Royan Hotel	76	74	2	0	2	0	2	0	2	0	1	0	1	0
San Cristina Hotel	47	47	1	0	1	0	0	0	0	0	1	0	1	0
Senator Hotel	81	74	0	0	0	0	0	0	0	0	0	0	0	0
Seneca Hotel	208	205	10	0	10	0	10	0	10	0	1	0	1	0
South Park Residence - Hotel Madrid	108	108	0	0	0	0	1	0	1	0	1	0	1	0
South Park Residence - Parkview	108	108	0	0	0	0	0	0	0	0	0	0	0	0
Stanford Hotel	154	154	3	3	0	0	3	3	0	0	3	3	0	0
Star Hotel	53	53	3	0	0	1	3	0	0	0	0	0	0	0
Tahanan	143	143	0	0	0	0	0	0	0	0	0	0	0	0
Treasure Island Phase 1 & 2	126	66	0	0	0	0	0	0	0	0	0	0	0	0
Union Hotel	60	59	4	0	4	0	4	0	4	0	4	0	4	0
Vera Haile Senior Community	130	130	0	0	0	0	0	0	0	0	0	0	0	0
Verona Hotel	65	65	0	0	0	0	0	0	0	0	0	0	0	0
Veterans Academy	112	112	6	0	5	1	4	0	3	1	4	0	3	1
Veterans Commons	75	75	2	0	2	0	2	0	2	0	1	0	1	0
Veterans Hope House	12	12	0	0	0	0	0	0	0	0	0	0	0	0
Vincent Hotel	112	103	5	0	5	0	5	0	5	0	0	0	0	0
West Hotel	105	105	0	0	0	0	0	0	0	0	0	0	0	0
William Penn Hotel	9	9	0	0	0	0	0	0	0	0	0	0	0	0
Willie B. Kennedy Senior Housing	21	20	0	0	0	0	0	0	0	0	0	0	0	0
Windsor Hotel	84	84	3	0	0	3	0	0	0	0	3	0	3	0
Winton	109	103	11	0	11	0	11	0	11	0	7	0	7	0
Zygmunt Arendt House	47	47	0	0	0	0	0	0	0	0	0	0	0	0
Total	12217	10978	261	16	232	10	228	5	209	8	142	3	131	5
				6.13%	88.89%	3.83%		2.19%	91.67%	3.51%		2.11%	92.25%	3.52%