

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.



EVICTION REPORT 2015



EDC 1338 MISSION ST 4th FLOOR | SF CA 94103 | 415.947.0797 | evictiondefense.org

Donate or Volunteer at evictiondefense.org
Tax id # (94-3342323)

WE'VE MOVED! as of January 2016
1338 MISSION ST 4th FLOOR | SF CA 94103 | 415.947.0797

Welcome to **SAN FRANCISCO**

CLEANER, WHITER, BRIGHTER TABLECLOTHS

NARRATIVES OF DISPLACEMENT

12,000+
NO-FAULT EVICTIONS
SINCE 1991: ELLIS ACT EVICTIONS, OWNER MOVE-INS (O.M.I), DEMOLITION...

MORE THAN 33,000 PEOPLE DISPLACED!

BUY OUTS, RENT INCREASES, HARASSMENT "LOW FAULT" EVICTIONS SINCE THE LATEST TECH BOOM!

MR. DATTANI - EVICT GREED FROM YOUR HEART

One dot represents a housing unit served with a no-fault eviction
*actual number of displaced people is approximately 10x due to other forms of evictions or multiple people per unit

threatened with an eviction

have you been evicted?

Narratives of Displacement Oral History Project
www.anti-eviction-mapping-project.net/narratives

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

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.

RENTAL ASSISTANCE

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

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's Changing Landscape of Inequality

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 poor¹. 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 \$4,125², 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.

¹ Brookings Institute analysis of American Community Service Data

² Data according to Rent Jungle, ACS Census Data, and San Francisco Rent Board Data

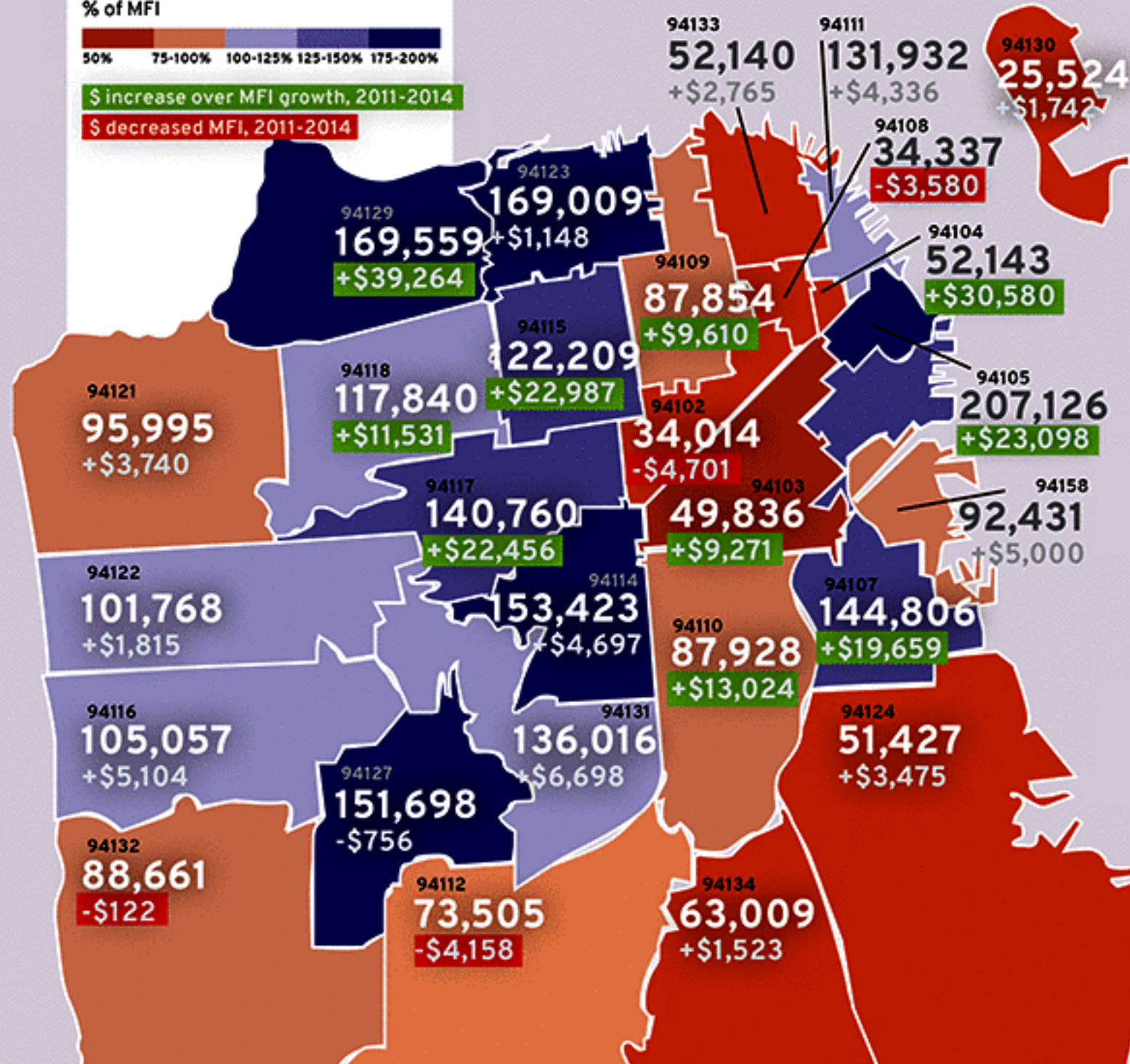
2014 San Francisco Median Family Income (MFI)

% of MFI



\$ increase over MFI growth, 2011-2014

\$ decreased MFI, 2011-2014



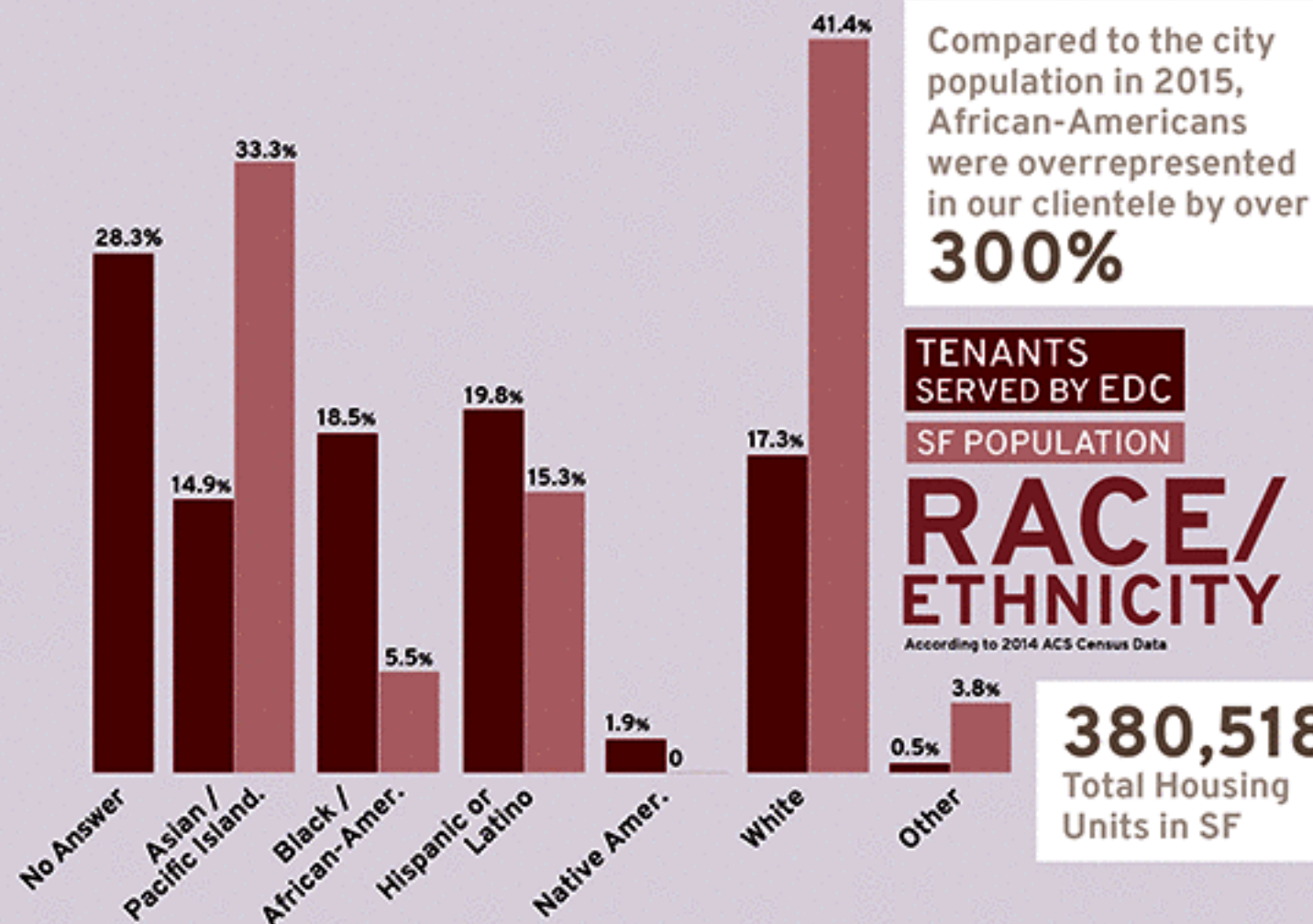
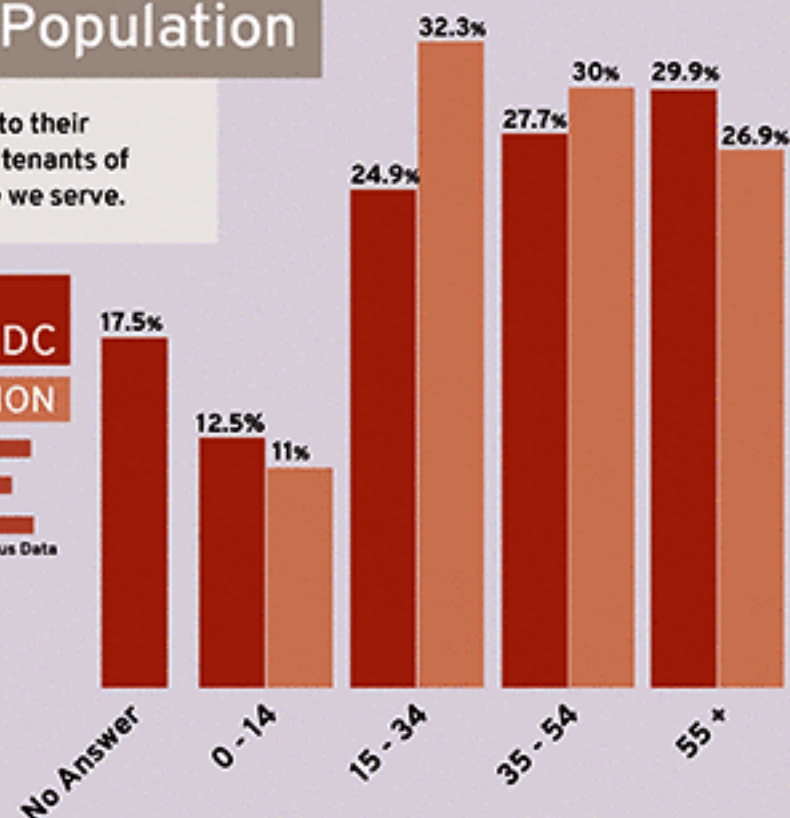
2015 EDC Clients who Accessed Legal Services / San Francisco Population

Over 90% of San Francisco tenants who respond to their eviction lawsuit do so with EDC's help. Each year, tenants of color are disproportionately represented in those we serve.

829,072
SF Population

6,720 Individuals
Served by EDC in 2015

TENANTS
SERVED BY EDC
SF POPULATION
AGE
According to 2014 ACS Census Data



Compared to the city population in 2015, African-Americans were overrepresented in our clientele by over **300%**

TENANTS
SERVED BY EDC
SF POPULATION

**RACE/
ETHNICITY**
According to 2014 ACS Census Data

380,518
Total Housing
Units in SF

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.



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.

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.

Households Facing Eviction in 2015

2,248 Total EDC SF Eviction Cases in **2015** **UP 15% SINCE 2014**

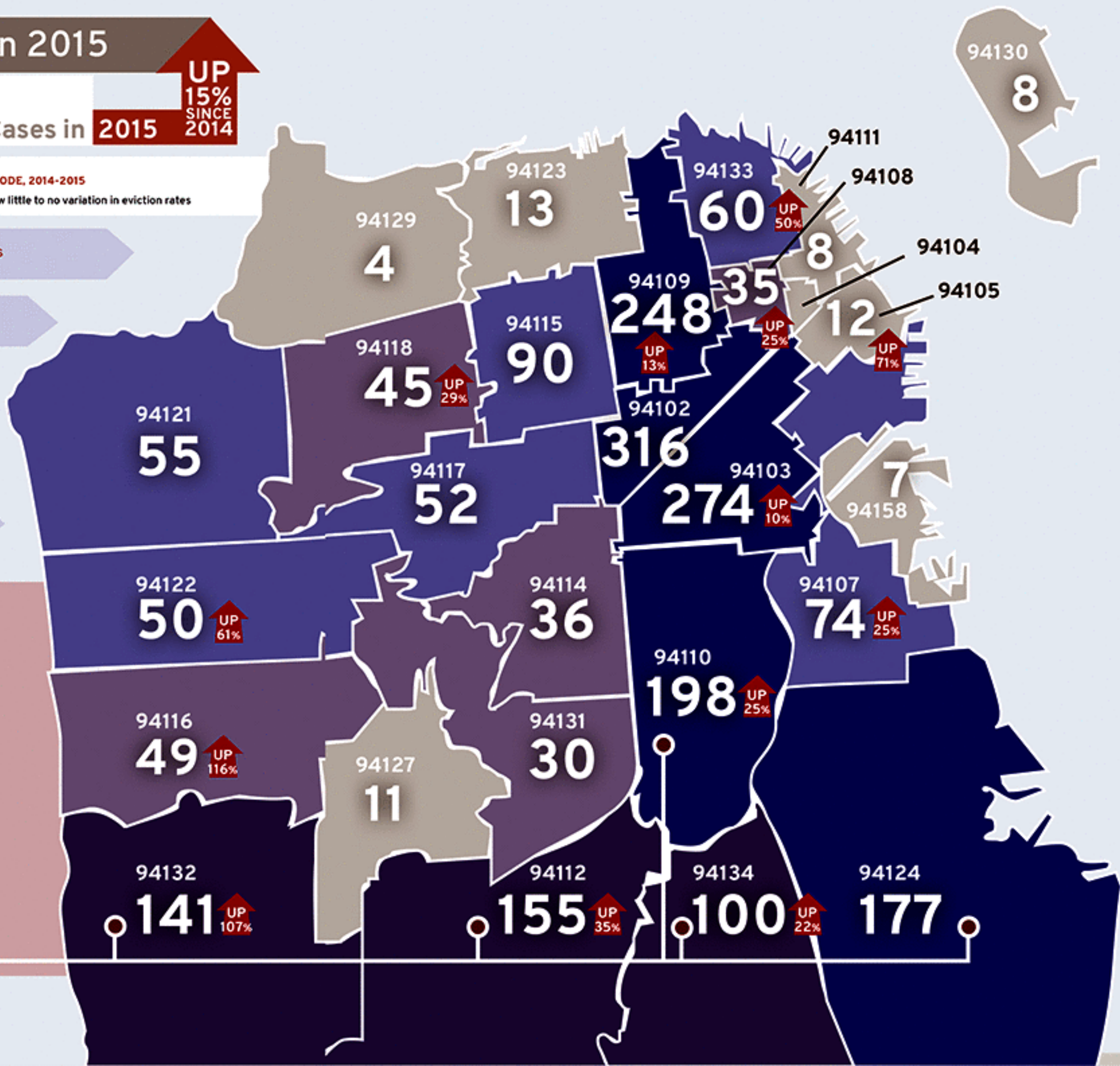
UP % % INCREASE OF EVICTION CASES BY ZIP CODE, 2014-2015
 *all zip codes without indication of change saw little to no variation in eviction rates

TOP 5 NEIGHBORHOODS BY NUMBER OF EVICTION CASES

- 316** TENDERLOIN **14%** OF TOTAL 2015 EVICTION CASES
94102
- 274** SOMA **12.2%**
94103
- 177** BAYVIEW **7.8%**
94124
- 198** INNER MISSION **8.8%**
94110
- 248** POLK / NOB HILL **11%**
24109

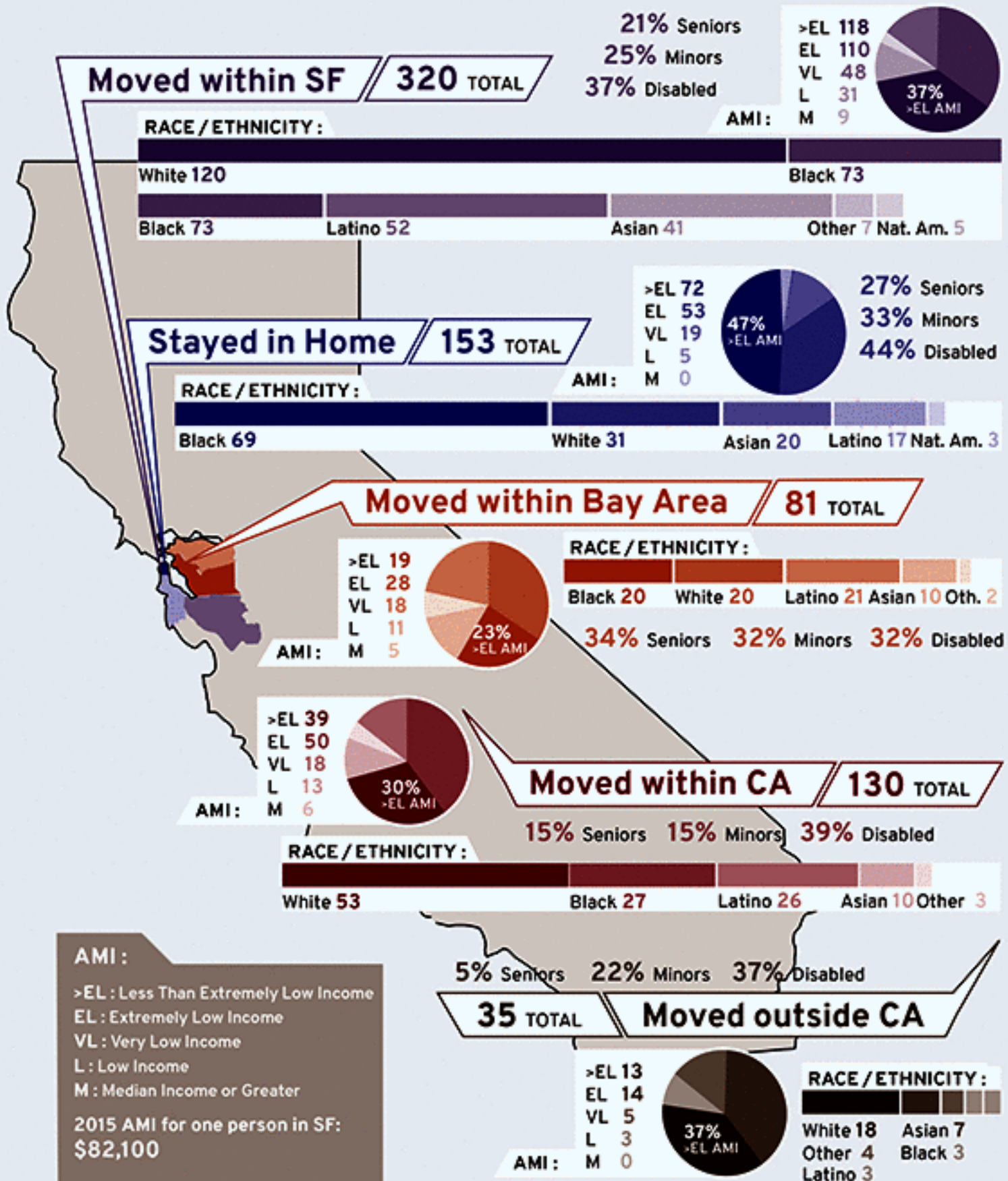
TOP 5 NEIGHBORHOODS BY NUMBER OF FORECLOSURES

- 2** LAKE MERCED
94132
- 15** EXCELSIOR
94112
- 5** OUTER MISSION
94134
- 9** BAYVIEW
94124
- 7** INNER MISSION
94110



2012 Relocation Data

In 2013, EDC followed up with a random sample of our clients from the previous year. This is where they ended up.



RADCo Rental Assistance June 2014 - July 2015

257

Rent Controlled Units we Preserved



257 Rental Control Units [62% of clients]

155

Children we kept housed



88 Households with children [21% of clients]

92

Seniors we assisted



87 Households with seniors [20% of clients]



230 Clients with Disabilities [55% of clients]



246 Households on Public Assistance [59% of clients]

415 HOUSEHOLDS RECEIVED RENTAL ASSISTANCE FROM EDC

RACE / ETHNICITY



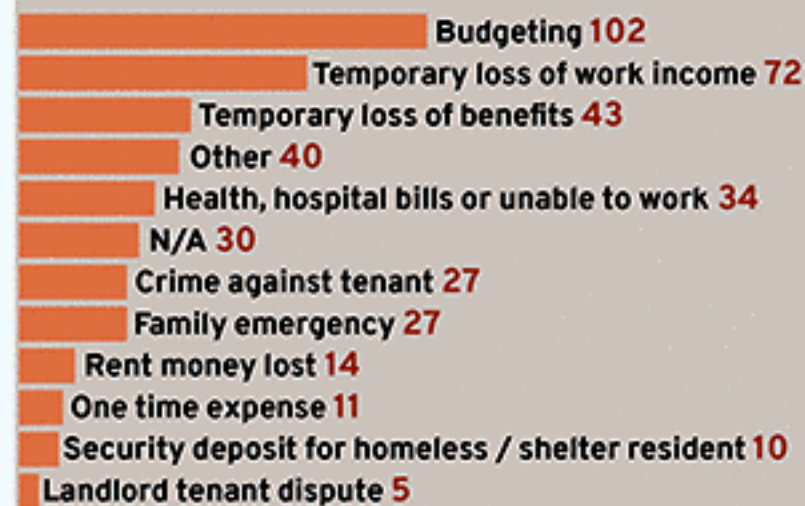
95%

Clients remained in their homes after 3 months

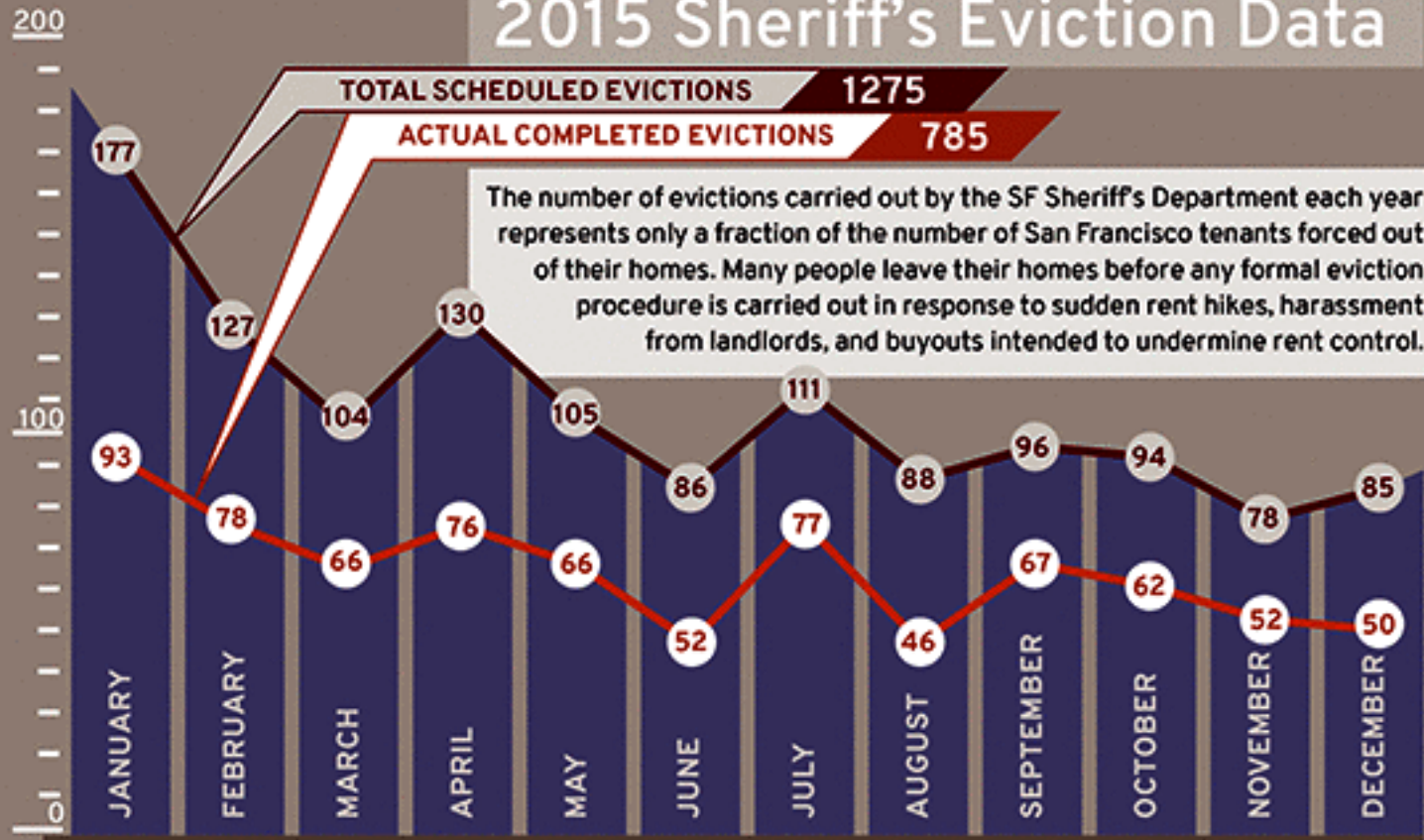
81%

Clients remained in their homes after 9 months

REASON FOR EVICTION



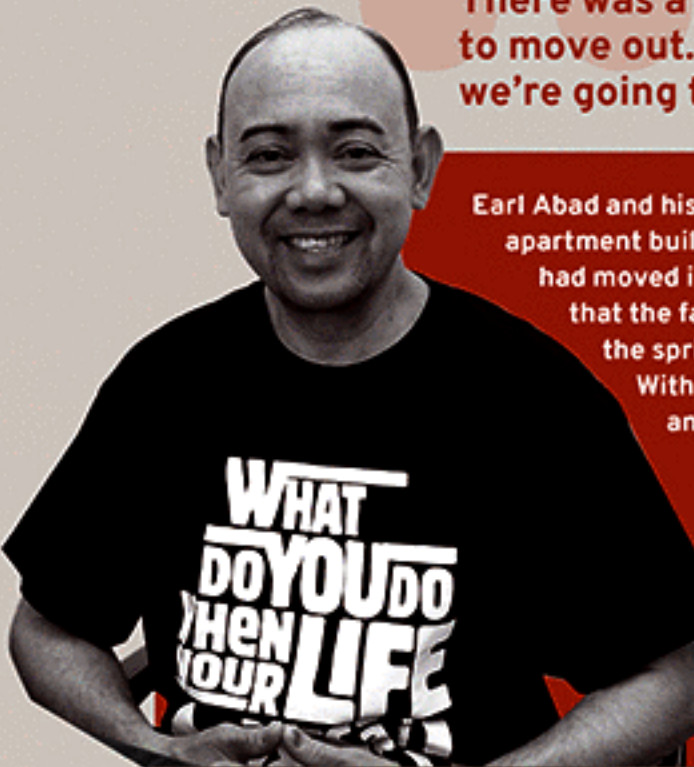
2015 Sheriff's Eviction Data



The number of evictions carried out by the SF Sheriff's Department each year represents only a fraction of the number of San Francisco tenants forced out of their homes. Many people leave their homes before any formal eviction procedure is carried out in response to sudden rent hikes, harassment from landlords, and buyouts intended to undermine rent control.

EDC's work to have a Stay of Eviction (outlined in the chart on the following page) granted in many cases accounts for the difference in number of scheduled and completed evictions shown here.

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."



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.

Guide to the Unlawful Detainer Process

