

Rent Board Memorandum

Date: September 19, 2005
To: To Interested Parties
From: Delene Wolf, Executive Director
Re: Annual Statistical Report, FY 2004-05

The following pages in this document reflect the filings and activities at the Rent Board for the past fiscal year ending June 30, 2005. In this year's annual report, Table 16 has been added to track the number of utility passthrough petitions filed with the Board beginning November 1, 2004, and the graphs depicting Alleged Wrongful Eviction by Zip Code in Table 9D have been deleted. The numerical report of Alleged Wrongful Eviction by Zip Code remains in Table 9C.

Overall, the number of petitions filed with the Board in FY04-05 declined 10% from 1,098 in FY03-04 to 990 in FY04-05, with the number of landlord and tenant petitions each declining by about 10%. The increase in tenant appeals from 126 in FY03-04 to 179 in FY 04-05 was due primarily to the filing of 56 individual tenant appeals of a single capital improvement decision for a large residential project. Total eviction notices declined slightly by 3%, but the number of units withdrawn from the rental market under the Ellis Act increased by 36% to 480 units, the second highest number recorded in a fiscal year since the Ellis Act was enacted in 1986.

Highlights of some of the tables are as follows (percentages as compared to last year):

-6%	Tenant Petitions
-30%	Tenant Summary Petitions
+23%	1.21 (Principal Place of Residence) Petitions
+40%	Master Tenant Overcharge
-16%	Capital Improvement Petitions
-55%	Operating and Maintenance Petitions
-3%	Eviction Notices
-12%	Allegations of Wrongful Evictions
+22%	Ellis Act Filings
+42%	Tenant Appeals
-4%	Landlord Appeals

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Rent Board Annual Report

Our services last year also included the following:

- 84,902 calls made to our 24-hour automated Info to Go information line;
- 16,063 calls handled by the counseling staff;
- 9,932 front counter visitors were served;
- 2,917,103 web pages were visited; and
- 12,174 calls made to the 24-hour fax back service.

This report can also be obtained using our fax back service by calling (415) 252-4660, and is also available on our website at www.sfgov.org/rentboard under “Statistics”.

Encl.

cc: Rent Board Commissioners

Rent Board Statistical Summary Page 2004-2005

MONTH	Table 1	Table 2	Table 3		Table 4		Table 5		Table 6		Table 7		Table 8	Table 9	Table 10		Table 11		Table 12		Table 13		Table 14		Table 15		Table 16	
	Tenant Petitions	Tenant Summary Petitions	Subtenant Overcharge Pet.	Units	O&M/Comps Petitions Pet.	Units	Capital Improvement Pet.	Units	Landlord Extension Pet.	Unit	Tenant in Occupancy Pet.	Units	Eviction Notices	Eviction Report	Tenant Appeals	Landlord Appeals Pet.	Units	Ellis Filings Pet.	Units	Costa Hawkins Pet.	Units	Tenant ADR	Landlord ADR	Utility Passthrough Pet.	Units			
July	60	2	1	1	2	11	14	61	1	1	2	2	127	32	6	3	3	16	48	1	1	8	2	0	0			
Aug.	76	2	0	0	2	6	8	46	1	1	7	7	121	30	12	5	25	12	41	3	3	2	0	0	0			
Sept.	49	2	1	1	2	13	13	225	0	0	2	2	126	17	4	1	1	13	43	2	2	1	1	0	0			
Oct.	39	4	2	2	3	7	13	85	1	1	6	6	108	32	23	6	6	10	25	0	0	1	2	0	0			
Nov.	46	3	1	1	2	6	8	20	0	0	4	4	103	29	4	4	4	10	31	3	3	2	0	0	0			
Dec.	52	6	1	1	1	1	7	17	1	1	1	1	89	14	0	0	0	4	12	4	4	4	3	0	0			
Jan.	49	3	2	2	4	9	21	57	3	6	2	2	132	25	5	4	4	10	42	2	2	1	0	2	30			
Feb.	39	6	0	0	4	25	19	74	0	0	1	1	103	15	78	10	164	11	31	1	1	1	0	2	23			
March	39	2	2	2	1	1	12	44	1	3	8	8	112	33	13	5	5	4	9	1	1	5	3	1	3			
April	58	5	2	2	0	0	21	59	2	2	4	4	116	33	6	3	3	2	5	4	4	2	2	4	30			
May	37	3	0	0	11	36	15	62	3	3	3	3	217	39	20	4	5	21	109	3	3	1	4	4	76			
June	35	4	2	2	3	8	15	158	2	3	3	3	200	58	8	27	564	18	84	1	1	3	4	6	316			
TOTALS	579	42	14	14	35	123	166	908	15	21	43	43	1554	357	179	72	784	131	480	25	25	31	21	19	478			

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1979/80 - 1986/87

	FY 79-80		FY 80-81		FY 81-82		FY 82-83		FY 83-84		FY 84-85		FY 85-86		FY 86-87	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	2,257		2,832		2,218		1,155		1,273		1,153		1,181		1,059	
Tenant Summary Pet.					A 162		641		413		417		291		184	
Landlord Petitions	76	426	69	311	B 233	1,205	472	3,113	146	747	49	352	94	804	77	889
Prop I Petitions																
Landlord Sub Total:	76	426	69	311	233	1,205	472	3,113	146	747	49	352	94	804	77	889
Capital Improvement									C 253	2,529	274	2,720	269	2,746	311	2,906
Prop I Petitions																
Landlord Extension															G 1	
Cap. Imp. Sub Total:									253	2,529	274	2,720	269	2,746	311	2,906
Tenant Appeals	52		71		56		69		157		88		175		174	
Landlord Appeals	47	210	117	521	126	430	112	329	96	288	106	710	124	455	149	442
Petition Running Total:	2,432	636	3,089	832	2,795	1,635	2,449	3,442	2,338	3,564	2,087	3,782	2,134	4,005	1,954	4,237
Eviction Notices															E 307	
Eviction Reports			F 516		739		724		892		949		884		680	
Grand Total	2,432	636	3,605	832	3,534	1,635	3,173	3,442	3,230	3,564	3,036	3,782	3,018	4,005	2,942	4,237

Petitions were first accepted in June 1979 - Grand total of units for landlord petitions and appeals only

(A) Summary petitions were first accepted in April 1982 and previously appeared as Tenant petitions

(B) Rent law amended March 1982 to require landlords to apply for over guideline increases

(C) Capital improvements petitions were transferred from the Real Estate Department in October 1983.

(D) Prop. I petitions were first accepted in May 1995

(E) Eviction Notices were first accepted in March 1987

(F) Eviction Reports were first accepted in October 1980

(G) Landlord Extension petitions were first accepted in April 1987

(H) Tenant in Occupancy petitions first accepted in June 2001

(I) Subtenant overcharge petitions first accepted in February 2002

(J) Includes Prop I Cap. Imp. Decisions beginning FY 2003-2004

(K) ADR program began in October 2003

(L) Utility Passthrough petitions first accepted in November 2004

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1987/88-1995/96

	FY 87-88		FY 88-89		FY 89-90		FY 90-91		FY 91-92		FY 92-93		FY 93-94		FY 94-95		FY 95-96	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	854		884		859		859		729		766		701		833		620	
Summary Petitions	100		104		99		94		71		73		90		103		126	
Tenant Total:	954		988		958		953		800		839		791		936		746	
O&M/Comps Petitions	71	530	31	153	39	182	49	286	30	133	23	152	23	55	39	126	33	148
Tenant in Occupancy																		
Prop I Petitions													D	23	34	44	50	
Landlord Sub Total:	71	530	31	153	39	182	49	286	30	133	23	152	23	55	62	160	77	198
Capital Improvement	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	139	953
Prop I Petitions														D	6	10	18	35
Landlord Extension	5		5		1		5		5		1	1	3	7	7	67	2	2
Cap. Imp. Sub Total:	301	2,626	232	1,945	146	753	180	1,900	122	915	162	1,316	150	3,348	166	1,239	159	990
Landlord Total:	372	3,156	263	2,098	185	935	229	2,186	152	1,048	185	1,468	173	3,403	228	1,399	236	1,188
Total Petitions	1,326		1,251		1,143		1,182		952		1,024		964		1,164		982	
Tenant Appeals	136		222		157		102		154		110		122		411		100	
Landlord Appeals	175	694	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109
Total Petitions/Appeals:	1,637	3,850	1,606	2,361	1,406	1,172	1,382	2,350	1,177	1,169	1,205	1,589	1,168	3,716	1,643	1,546	1,143	1,297
Eviction Notices	1,298		1,537		1,472		1,380		1,249		974		965		1,068		1,354	
Eviction Reports	439		319		292		255		229		229		285		302		483	
Ellis Petitions			5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27
Grand Total	3,374	3,850	3,467	2,454	3,171	1,173	3,020	2,375	2,657	1,179	2,409	1,590	2,421	3,736	3,019	1,631	2,987	1,324

Rent Board Statistical Summary Page • Yearly Trend Fiscal Years 1996/97-2002/03

	FY 96-97		FY 97-98		FY 98-99		FY 99-00		FY 2000-2001		FY 2001-2002		FY 2002-2003	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	825		967		791		867		913		894		806	
Summary Petitions	191		177		207		222		152		85		43	
Subtenant Petitions											13		34	
Tenant Total:	1,016		1,144		998		1,089		1,065		992		883	
O&M/Comps Petitions	59	343	85	244	79	358	120	3,458	107	3,177	55	244	37	213
Costa Hawkins													8	8
Tenant in Occupancy											93	93	45	45
Prop I Rent Petitions	18	24	14	19	2	2	1	1	6	6	4	4	3	4
Landlord Sub Total:	77	367	99	263	81	360	121	3,459	113	3,183	152	341	93	270
Capital Improvement	249	1,484	300	1,459	422	3,350	467	3,816	341	3,158	431	4,588	247	1,542
Prop I Petitions	18	25	11	14	31	42	18	29	16	26	4	4	1	1
Landlord Extension	7	16	11	19	9	20	8	21	22	43	21	32	13	16
Cap. Imp. Sub Total:	274	1,525	322	1,492	462	3,412	493	3,866	379	3,227	456	4,624	261	1,559
Landlord Total:	351	1,892	421	1,755	543	3,772	614	7,325	492	6,410	608	4,965	354	1,829
Total Petitions	1,367		1,565		1,541		1,703		1,557		1,600		1,237	
Tenant Appeals	124		251		97		147		169		149		411	
Landlord Appeals	71	191	57	148	74	133	89	144	68	232	54	82	69	234
Total Petitions/Appeals:	1,562	2,083	1,873	1,903	1,712	3,905	1,939	7,469	1,794	6,642	1,803	5,047	1,717	2,063
Eviction Notices	2,291		2,836		2,730		2,762		2,535		1,788		1,486	
Eviction Reports	737		878		949		991		895		583		453	
Ellis Petitions	6	10	18	61	116	291	208	879	110	281	62	188	72	199
Grand Total	4,596	2,093	5,605	1,964	5,507	4,196	5,900	8,348	5,334	6,923	4,236	5,235	3,728	2,262

Table 1
Tenant Petitions by Zip Code • 2004-2005

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct. Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	1	6	7	7	2	4	3	2		4	4	3	43
S. of Market	(03)	3	19		1	4	1	3			3	4	2	40
94105	(05)													0
Potrero	(07)	1	2	1			2	1	3	2		4		16
Chinatown	(08)		1			1	10	2	1	1	1	1	1	19
Tenderloin	(09)	14	7	8	7	8	8	4	9	7	13	3	5	93
Mission	(10)	9	6	2	7	3	4	9	1	5	2	4	3	55
Fin. District	(11)	1	3						1					5
Ingleside	(12)	1	1			1	2	3			1	1	2	12
Eureka Valley	(14)	3	2	1	1	2	4	3	1		1	2	2	22
Western Addition	(15)	1	4	3		4	2	4	4	3	2	1	1	29
Parkside	(16)	2		2	2	2	1	1	1	1		2	3	17
Haight-Ashbury	(17)	8	5	3	4	2	3	2		7	8		5	47
Inner Richmond	(18)	3	3	2		6	1	1	1	1	6	2	2	28
Outer Richmond	(21)		3	3	1	1	3	1	2		2	3	3	22
Sunset	(22)	3	4	1	1	2	2	4	2	2	4	4	1	30
Marina	(23)		3		1		4	1	1	3	2	1	1	17
Bayview	(24)	4	1		1			1	1		2	1		11
West Portal	(27)						1							1
Diamond Heights	(31)	1	4	5	1	1		3		1	3			19
Lake Merced	(32)	3	1	6	3	5			8	1	3			30
North Beach	(33)	2	1	5		2		3	1	3			1	18
Portola	(34)				2					2	1			5
TOTALS		60	76	49	39	46	52	49	39	39	58	37	35	579

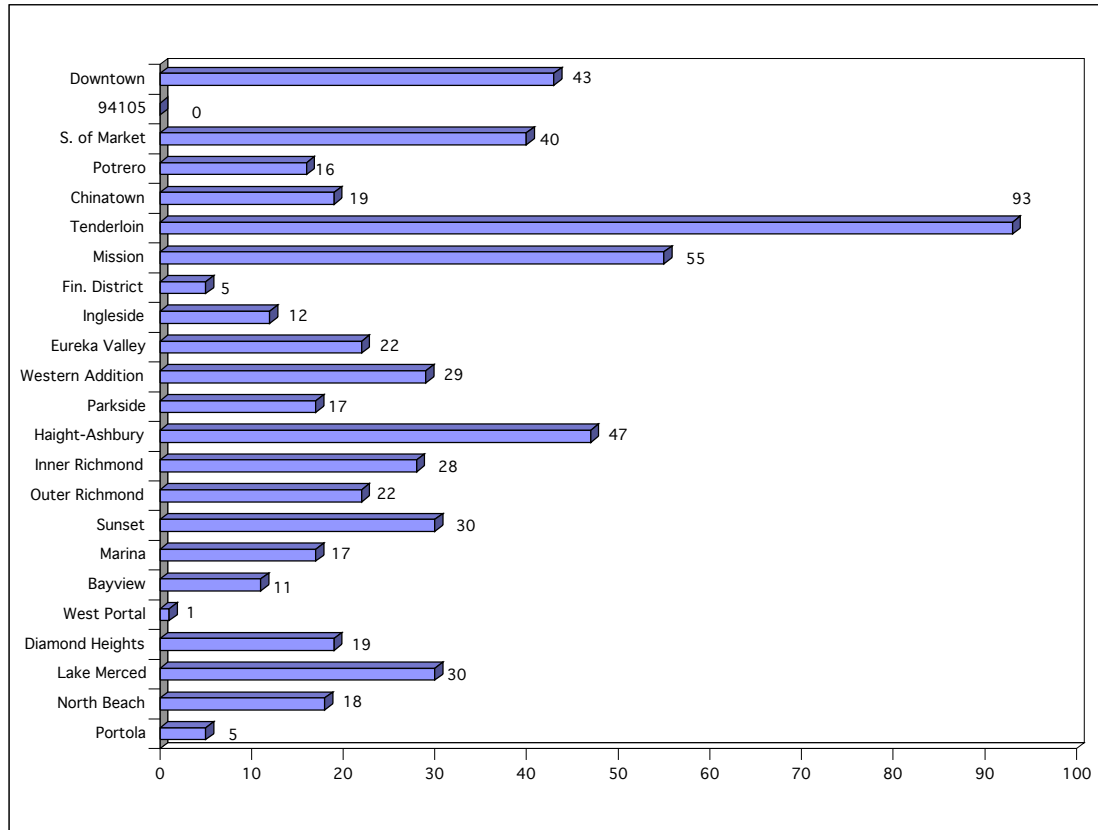


Table 1B
Tenant Petitions • Yearly Trend

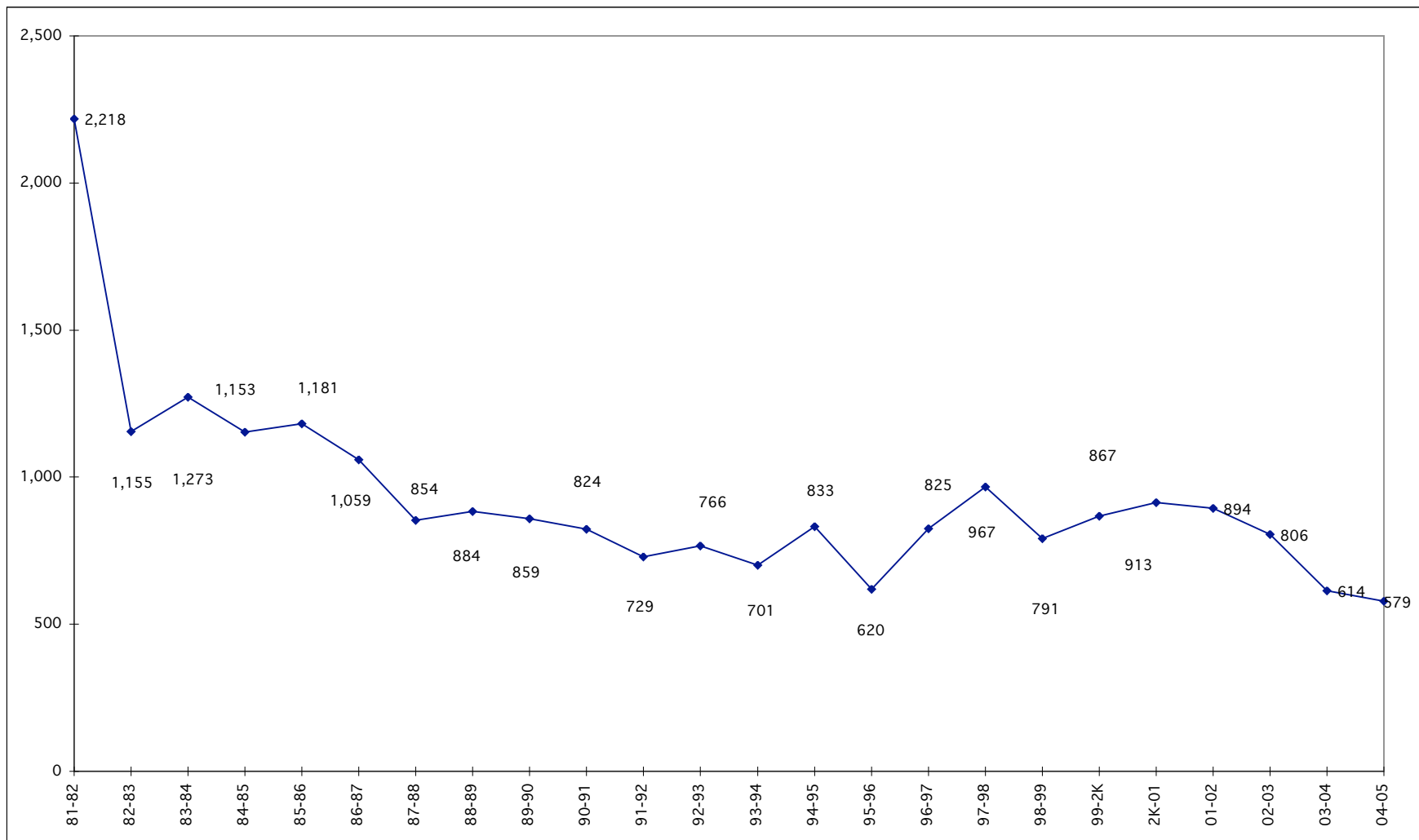
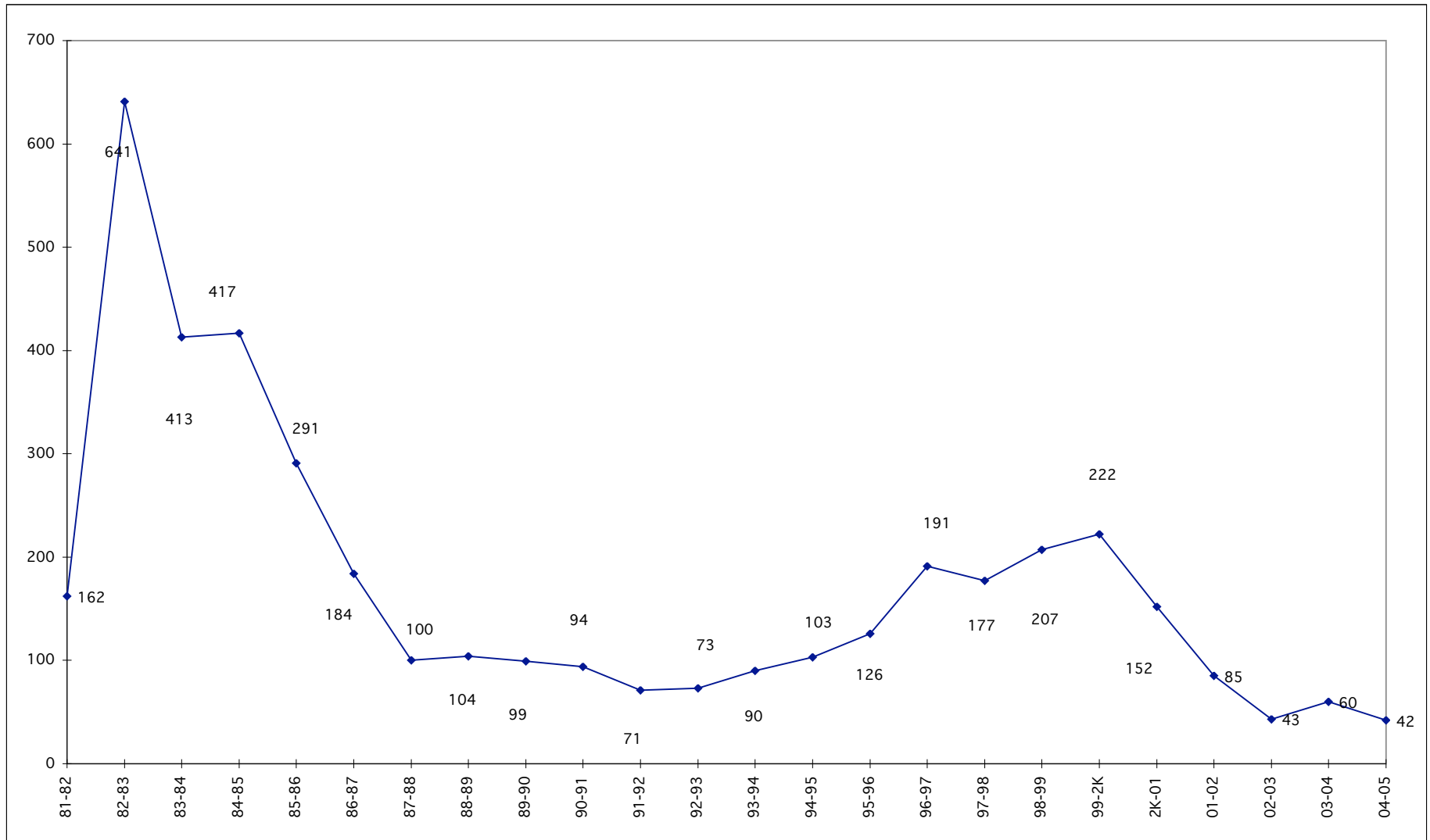


Table 2A
Summary Petitions • Yearly Trend



**Table 3
Subtenant Overcharge Petitions • Yearly Trend**

MONTH	FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14		
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	
July			3	3	1	1	1	1																			
Aug.			3	3	0	0	0	0																			
Sept.			5	5	0	0	1	1																			
Oct.			2	2	1	1	2	2																			
Nov.			2	2	0	0	1	1																			
Dec.			2	2	0	0	1	1																			
Jan.			4	4	1	1	2	2																			
Feb.	3	3	2	2	2	2	0	0																			
March	3	3	2	2	1	1	2	2																			
April	2	2	3	3	1	1	2	2																			
May	2	2	4	4	1	1	0	0																			
June	3	3	2	2	2	2	2	2																			
TOTALS	13	13	34	34	10	10	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Petitions first accepted August 2001

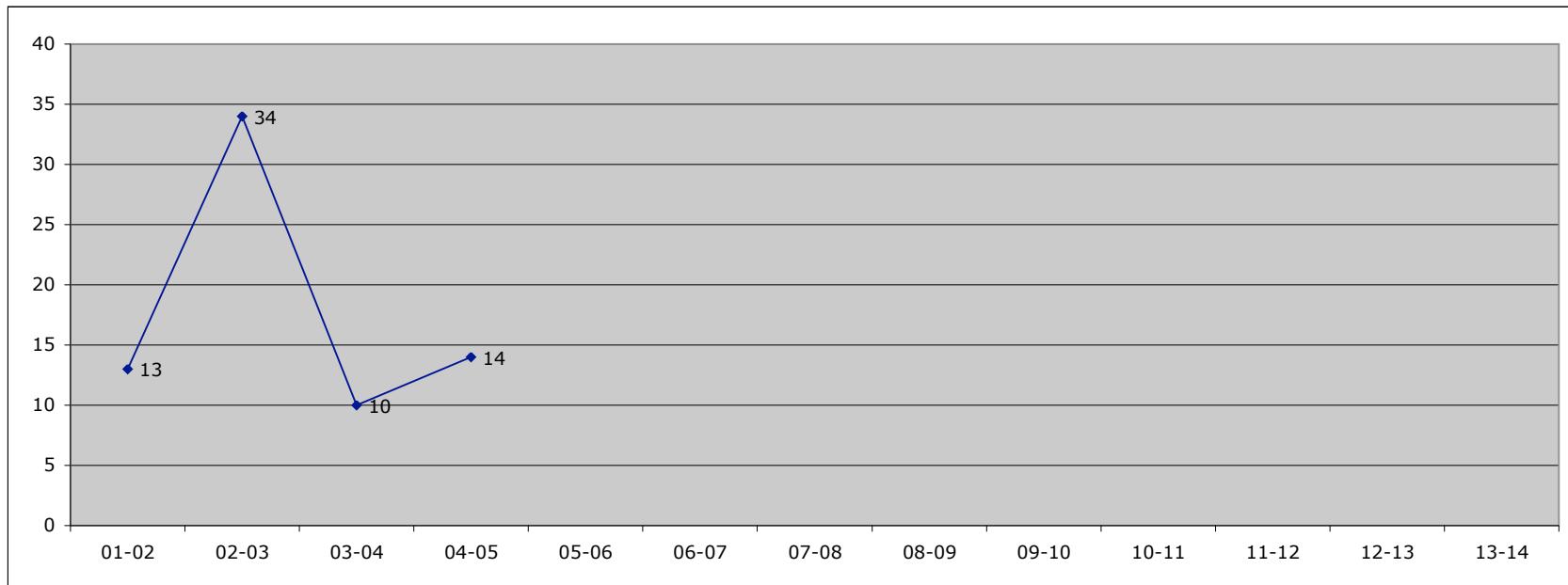


Table 4
Landlord O&M/Comps Petitions by Zip Code • 2004-2005

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																					1	2			1	2
S. of Market	(03)																									0	0
Potrero	(07)			1	4																					1	4
Chinatown	(08)																									0	0
Tenderloin	(09)					1	12									2	18					1	2	2	4	6	36
Mission	(10)							2	5	2	6	1	1									2	5			7	17
Fin. District	(11)																									0	0
Ingleside	(12)																					1	3			1	3
Eureka Valley	(14)	1	2																				1	4	2	6	
Western Addition	(15)	1	9			1	1															1	6			3	16
Parkside	(16)																									0	0
Haight-Ashbury	(17)			1	2								2	7	1	1						3	6			7	16
Inner Richmond	(18)												2	2												2	2
Outer Richmond	(21)																					1	6			1	6
Sunset	(22)																									0	0
Marina	(23)						1	2								1	6	1	1			1	6			4	15
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)																									0	0
Lake Merced	(32)																									0	0
North Beach	(33)																									0	0
Portola	(34)																									0	0
TOTALS		2	11	2	6	2	13	3	7	2	6	1	1	4	9	4	25	1	1	0	0	11	36	3	8	35	123

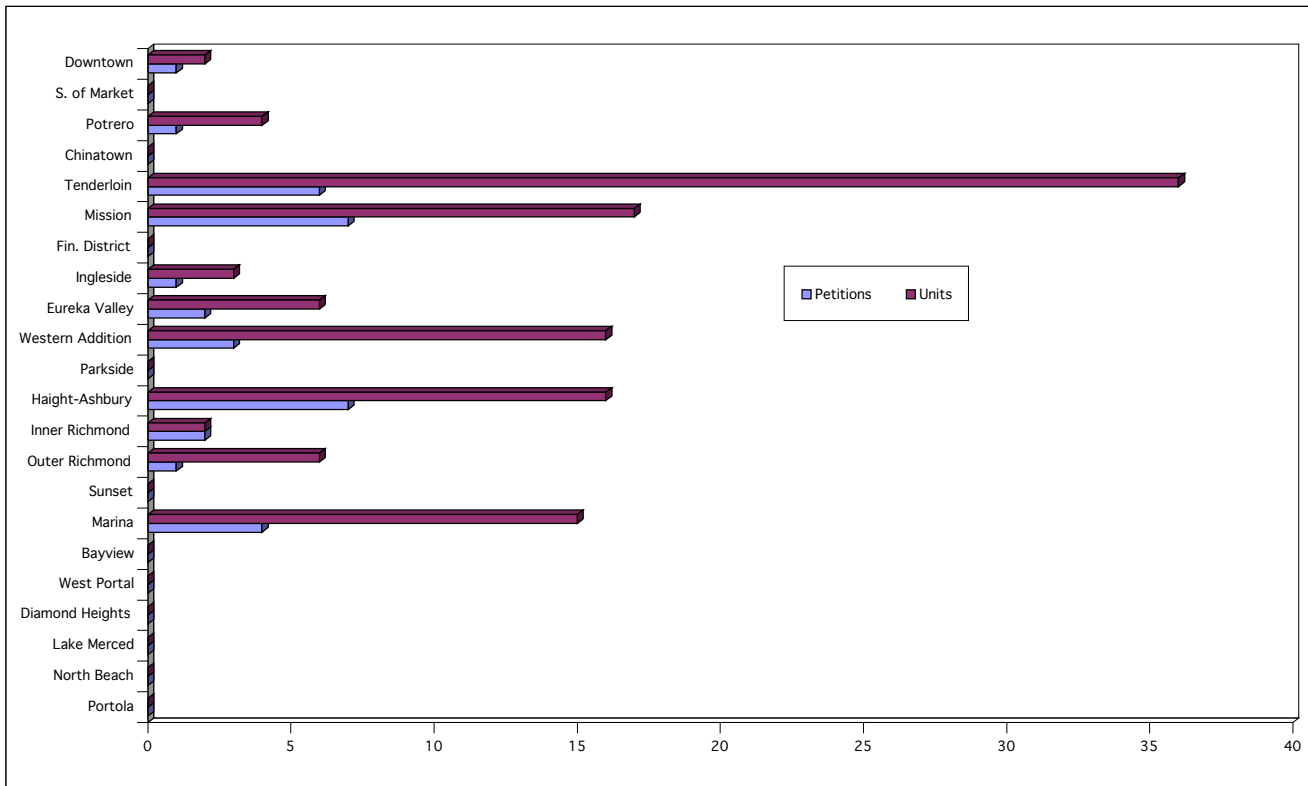


Table 4A - part 1
Landlord O&M/Comps Petitions • Yearly Trend (FY 1980/81-1999/2000)

MONTH	Total 80-81		Total 81-82		Total 82-83		Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88/89		Total 89-90		Total 90-91		Total 91-92		Total 92-93			
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit		
July	4	39	7	58	59	433	30	178	4	32	10	79	7	39	10	136	2	15	3	14	7	72	4	11	2	4		
Aug.	4	20	4	21	40	193	32	140	4	22	7	61	12	206	5	41	1	7	3	13	3	14	3	16	2	3		
Sept.	4	16	7	13	66	700	48	307	1	3	3	25	5	20	5	31	4	17	5	15	3	17	0	0	1	1		
Oct.	2	12	9	47	28	74	4	7	4	22	7	31	7	67	4	53	1	1	2	13	1	8	3	11	3	8		
Nov.	9	41	5	21	22	183	2	2	3	11	6	26	1	59	1	1	1	1	1	1	1	1	1	1	4	16	1	3
Dec.	6	22	6	46	26	148	3	7	4	18	6	126	6	21	8	83	3	7	1	9	7	65	2	2	2	4		
Jan.	4	9	12	68	52	267	4	4	8	91	4	109	3	15	4	43	1	1	7	49	4	18	1	1	2	17		
Feb.	6	23	10	20	33	206	7	21	4	28	9	45	2	18	5	9	2	5	1	6	7	23	2	13	2	50		
March	8	17	39	28	27	191	5	34	5	39	8	83	8	206	4	17	2	9	3	8	5	20	3	40	2	29		
April	9	51	40	165	34	259	6	20	4	10	9	89	9	60	9	49	1	12	3	10	7	23	4	7	0	0		
May	7	24	36	138	24	266	4	15	4	29	13	49	7	106	8	19	7	49	6	34	2	21	3	9	5	12		
June	6	37	58	380	61	193	1	12	4	47	12	81	10	72	8	48	6	29	4	10	2	4	1	7	1	21		
TOTALS	69	311	233	1,205	472	3,113	146	747	49	352	94	804	77	889	71	530	31	153	39	182	49	286	30	133	23	152		

(A) Rent law amended March 1982 to require landlords to apply for over guideline increases

MONTH	Total 93-94		Total 94-95				Total 95-96				Total 96-97				Total 97-98				Total 98-99				Total 99-2000			
	Pet.	Units	Prop I*		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I							
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0	2	2			7	40	3	3	6	10	2	2	4	6	0	0	5	18	0	0	7	59	0	0
Aug.	1	1	1	3			1	1	4	7	7	23	1	2	6	10	3	3	5	11	0	0	6	39	0	0
Sept.	1	1	1	8			3	6	6	6	3	3	1	1	6	8	1	3	12	34	0	0	4	8	0	0
Oct.	2	2	1	12			1	2	7	7	6	9	3	3	5	20	2	4	8	40	0	0	10	80	0	0
Nov.	3	7	1	2			0	0	7	7	5	13	2	4	5	20	3	3	4	20	0	0	8	45	0	0
Dec.	1	3	0	0			2	14	4	6	6	11	3	5	9	19	5	6	7	42	0	0	5	28	0	0
Jan.	4	6	6	27			2	10	4	5	6	19	2	2	9	14	0	0	7	20	0	0	5	15	1	1
Feb.	2	10	1	1			4	6	0	0	4	11	0	0	9	39	0	0	4	16	0	0	8	68	0	0
March	2	7	1	1			3	10	2	2	3	12	1	2	7	17	0	0	7	70	1	1	4	19	0	0
April	2	2	5	30			3	4	2	2	5	35	1	1	5	10	0	0	10	32	0	0	49	2,962	0	0
May	2	7	11	28	7	10	5	34	5	5	4	191	0	0	7	34	0	0	4	9	0	0	5	39	0	0
June	3	9	9	12	16	24	2	21	0	0	4	6	2	2	13	47	0	0	6	46	1	1	9	96	0	0
TOTALS	23	55	39	126	23	34	33	148	44	50	59	343	18	24	85	244	14	19	79	358	2	2	120	3,458	1	1

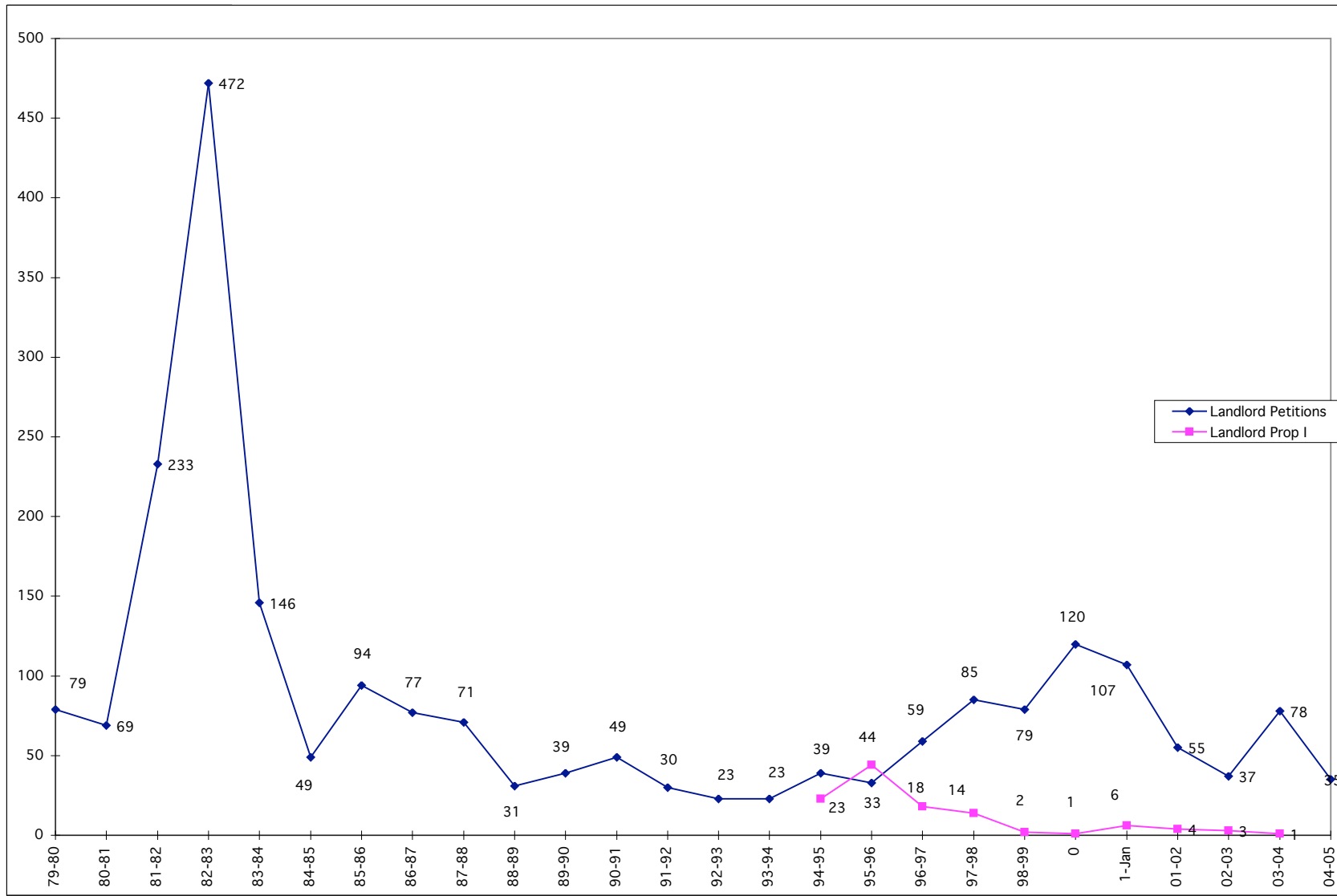
(B) Prop I comps petitions first accepted May 1995

Table 4A - part 2
Landlord O&M/Comps Petitions • Yearly Trend (FY 2000/01-2004/05)

MONTH	Total 2000-01				Total 01-02				Total 02-03				Total 03-04				FY 04-05		FY 05-06		FY 06-07		FY 05-06		FY 08-09			
	Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	3	16	0	0	4	20	0	0	8	48	1	2	4	10	0	0	(D) 2	11										
Aug.	4	54	1	1	4	20	1	1	0	0	0	0	2	2	0	0	2	6										
Sept.	1	4	0	0	1	4	0	0	0	0	0	0	2	8	0	0	2	13										
Oct.	3	10	1	1	9	45	1	1	5	10	0	0	2	27	0	0	3	7										
Nov.	2	2	2	2	7	32	0	0	2	3	0	0	47	1,647	0	0	2	6										
Dec.	8	53	0	0	6	33	1	1	6	18	0	0	2	3	0	0	1	1										
Jan.	54	2,779	0	0	4	4	0	0	2	3	0	0	2	15	0	0	4	9										
Feb.	3	25	0	0	6	26	1	1	3	22	1	1	4	6	1	1	4	25										
March	6	61	0	0	3	13	0	0	5	85	1	1	2	5	0	0	1	1										
April	5	41	0	0	3	26	0	0	1	1	0	0	1	46	0	0	0	0										
May	6	39	1	1	5	11	0	0	2	2	0	0	5	13	0	0	11	36										
June	12	93	1	1	3	10	0	0	3	21	0	0	5	19	0	0	3	8										
TOTALS	107	3,177	6	6	55	244	4	4	37	213	3	4	78	1,801	1	1	35	123	0	0	0	0	0	0	0	0	0	0

(D) Includes any Prop I comps petitions beginning FY 04-05

Table 4B
Landlord Petitions (Operating and Maintenance Expense and Comps) • Yearly Trend



**Table 5
Capital Improvement Petitions by Zip Code • 2004-2005**

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)	1	1	1	14					1	3					1	9					1	2			5	29
S. of Market	(03)							2	26																2	26	
Potrero	(07)	1	5																						1	5	
Chinatown	(08)	2	18	1	8	2	24							2	4									3	89	10	143
Tenderloin	(09)			1	5	3	181	4	42	1	4					3	9	1	7	1	18	2	28	4	27	20	321
Mission	(10)			2	4	2	4	3	6	2	3	2	2	2	15	6	17	4	19	3	6	1	1	1	1	28	78
Fin. District	(11)													1	1											1	1
Ingleside	(12)												1	8						1	3	1	1			3	12
Eureka Valley	(14)	2	2							1	1					1	3	1	3	1	2	3	9	2	20	10	37
Western Addition	(15)	2	11			1	1					1	2			1	4	1	4			1	1			7	23
Parkside	(16)	1	1															1	1							2	2
Haight-Ashbury	(17)	1	1	1	2	1	4	1	2			2	8	1	3	3	17	2	4	1	2	2	7	1	3	16	53
Inner Richmond	(18)	1	2			1	1								1	6					1	1	2	8		6	18
Outer Richmond	(21)							1	1			1	4	2	6			1	5	1	5			1	2	7	23
Sunset	(22)	1	1			2	3	1	1							2	5	1	1	1	1					8	12
Marina	(23)					1	7	1	7	2	8			2	8	1	6			4	9			1	8	12	53
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)	1	5	1	1					1	1										1	6	1	2		5	15
Lake Merced	(32)													10	12						7	7				17	19
North Beach	(33)	1	14	1	12							1	1			1	1					2	10			6	38
Portola	(34)																									0	0
TOTALS		14	61	8	46	13	225	13	85	8	20	7	17	21	57	19	74	12	44	21	59	15	62	15	158	166	908

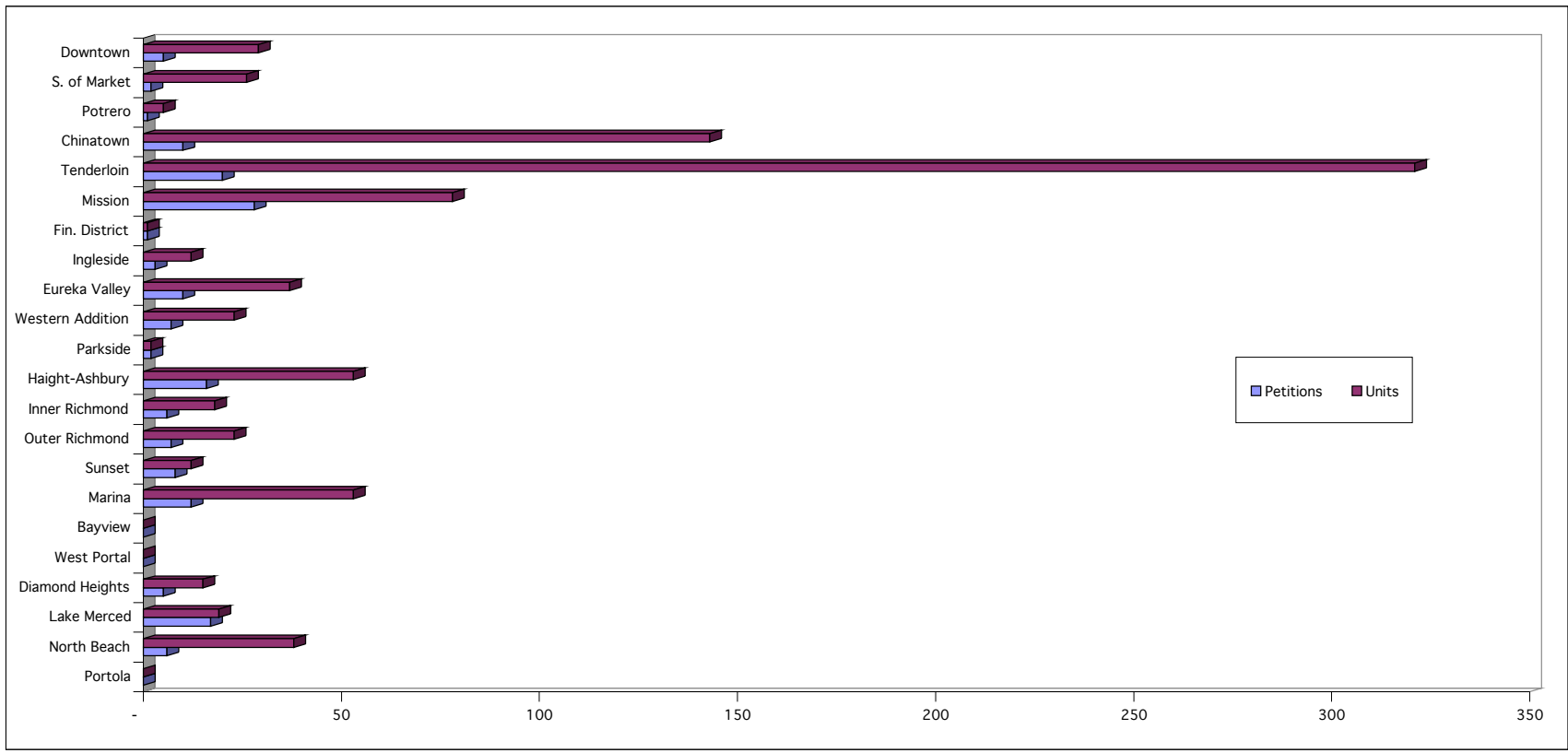


Table 5A - part 1
Capital Improvement Petitions • Yearly Trend Fiscal Years 1983/84 - 2000/01

MONTH	Total 83-84		Total 84-85		Total 85-86		Total 86-87		Total 87-88		Total 88-89		Total 89-90		Total 90-91		Total 91-92		Total 92-93		Total 93-94		Total 94-95 Prop I*					
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July			15	124	17	242	30	269	33	245	18	167	11	35	14	53	8	58	15	64	5	12	17	171				
Aug.			27	184	19	198	17	51	23	131	28	347	6	17	20	340	19	131	12	65	16	405	17	83				
Sept.			36	473	29	367	40	849	36	806	12	39	19	142	15	74	8	18	4	14	11	31	14	109				
Oct.	30	352	20	177	21	204	33	250	18	99	15	67	7	28	15	64	9	106	11	30	4	57	17	54				
Nov.	22	68	24	145	23	203	15	78	38	261	15	110	8	23	9	39	3	17	19	328	13	46	7	43				
Dec.	21	167	24	165	16	270	30	221	30	227	13	81	16	76	12	161	4	11	8	20	6	47	8	46				
Jan.	39	307	11	144	20	109	23	118	21	140	20	179	19	72	13	70	11	41	13	53	27	1,253	4	10				
Feb.	26	157	20	304	22	181	27	265	15	114	27	182	11	78	15	65	6	40	11	100	22	452	1	8				
March	43	966	33	483	32	435	23	190	23	191	23	403	13	62	15	616	15	79	34	518	6	21	30	379				
April	23	123	20	195	25	241	23	208	15	110	19	148	10	69	14	165	8	30	13	45	19	799	12	75				
May	19	144	23	149	24	166	30	279	27	165	11	55	8	84	17	172	16	336	10	37	7	138	13	57	2	3		
June	30	245	21	177	21	130	20	128	17	137	26	167	17	67	16	81	10	48	11	41	11	80	13	127	4	7		
TOTALS	253	2,529	274	2,720	269	2,746	311	2,906	296	2,626	227	1,945	145	753	175	1,900	117	915	161	1,315	147	3,341	153	1,162	6	10		

Capital improvements petitions were transferred from the Real Estate Department in October 1983.

* Prop I capital improvement petition effective May 1995

MONTH	Total 95-96				Total 96-97				Total 97-98				Total 98-99				Total 99-2000				Total 2000-01					
	Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I					
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	6	16	3	13	18	97	1	1	23	66	2	2	34	323	0	0	35	274	2	2	63	647	1	1		
Aug.	7	19	1	1	26	136	2	3	18	54	0	0	26	229	1	3	35	320	2	4	35	208	1	2		
Sept.	15	82	2	4	19	69	3	3	23	97	0	0	42	483	5	7	33	146	2	3	32	145	1	3		
Oct.	6	23	4	8	27	182	2	3	38	191	3	4	37	198	3	5	39	310	5	8	50	294	2	2		
Nov.	19	297	2	2	16	125	3	7	30	187	1	1	36	429	0	0	31	165	0	0	61	1,048	3	6		
Dec.	12	60	2	3	14	73	1	1	25	121	0	0	31	199	3	3	57	495	0	0	19	133	2	2		
Jan.	10	80	1	1	11	52	0	0	20	79	0	0	31	155	1	1	50	496	1	1	14	57	3	4		
Feb.	30	176	0	0	8	19	2	3	39	233	0	0	43	235	4	4	34	271	1	3	25	153	0	0		
March	6	44	0	0	37	230	2	2	21	50	1	1	51	363	3	5	43	291	5	8	27	311	3	6		
April	11	61	1	1	30	199	2	2	20	81	1	1	34	388	4	6	33	421	0	0	6	107	0	0		
May	12	55	1	1	26	166	0	0	17	111	3	5	29	234	3	3	33	213	0	0	5	24	0	0		
June	5	40	1	1	17	136	0	0	26	189	0	0	28	114	4	5	44	414	0	0	4	31	0	0		
TOTALS	139	953	18	35	249	1,484	18	25	300	1,459	11	14	422	3,350	31	42	467	3,816	18	29	341	3,158	16	26		

Table 5A - part 2

Capital Improvement Petitions • Yearly Trend Fiscal Years 2001/02 - 2004/05

MONTH	Total 01-02				Total 02-03				Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11	
	Prop I		Prop I		Prop I		Prop I		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units																
July	2	12	0	0	24	155	0	0	^A 14	36	14	61												
Aug.	13	44	0	0	29	150	0	0	18	73	8	46												
Sept.	32	906	0	0	16	70	1	1	25	63	13	225												
Oct.	89	698	0	0	25	73	0	0	16	104	13	85												
Nov.	58	809	0	0	36	293	0	0	18	94	8	20												
Dec.	36	243	0	0	32	327	0	0	25	862	7	17												
Jan.	29	780	1	1	13	70	0	0	8	52	21	57												
Feb.	45	301	0	0	23	143	0	0	22	177	19	74												
March	24	138	1	1	10	21	0	0	10	36	12	44												
April	46	306	1	1	6	14	0	0	12	93	21	59												
May	38	210	1	1	14	61	0	0	18	46	15	62												
June	19	141	0	0	19	165	0	0	12	55	15	158												
TOTALS	431	4,588	4	4	247	1,542	1	1	198	1,691	166	908	0	0	0	0	0	0	0	0	0	0	0	0

(A) Includes Prop I Capital Improvement Petitions beginning FY 03-04

Table 5B
Capital Improvement Petitions • Yearly Trend

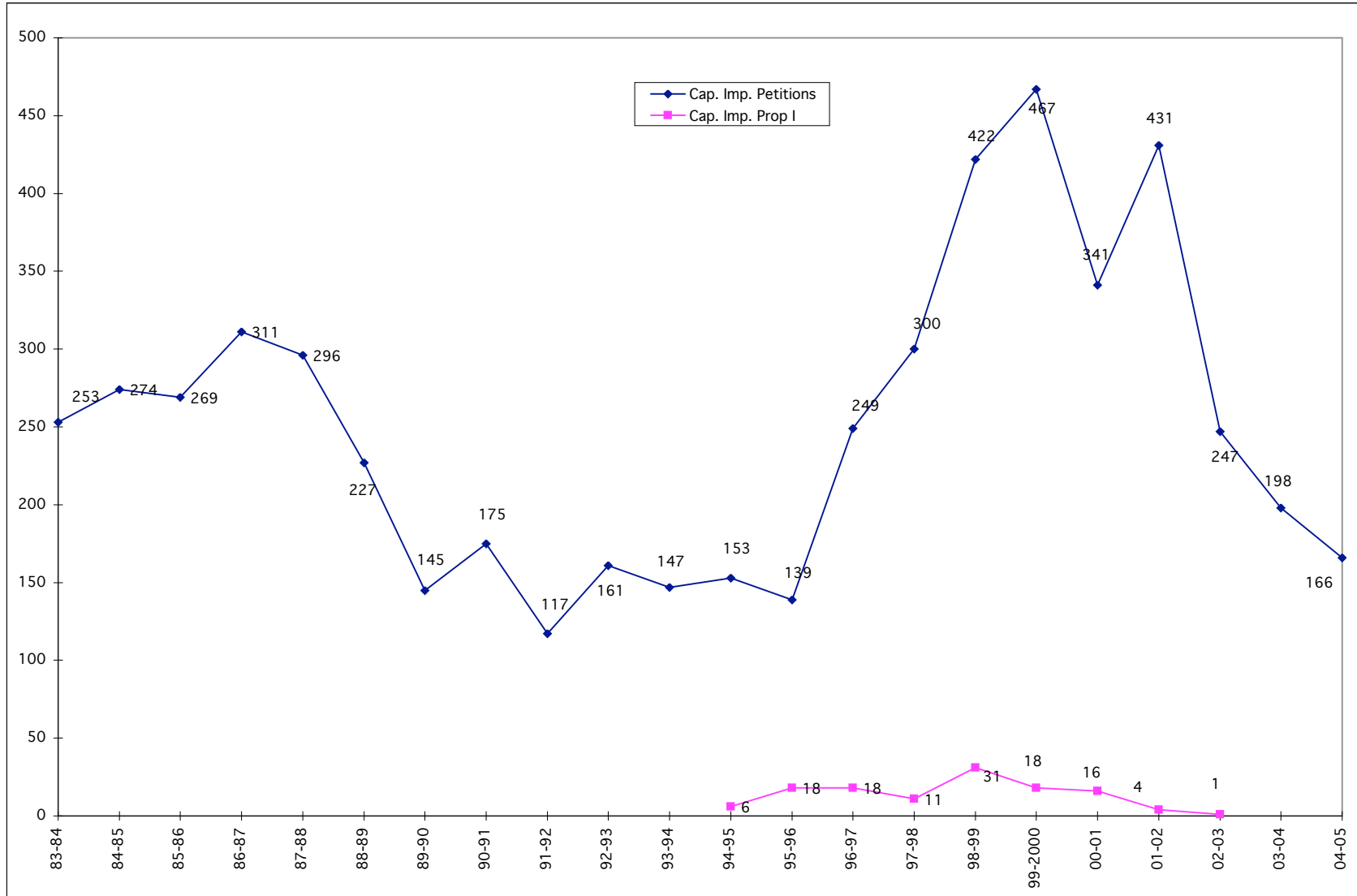
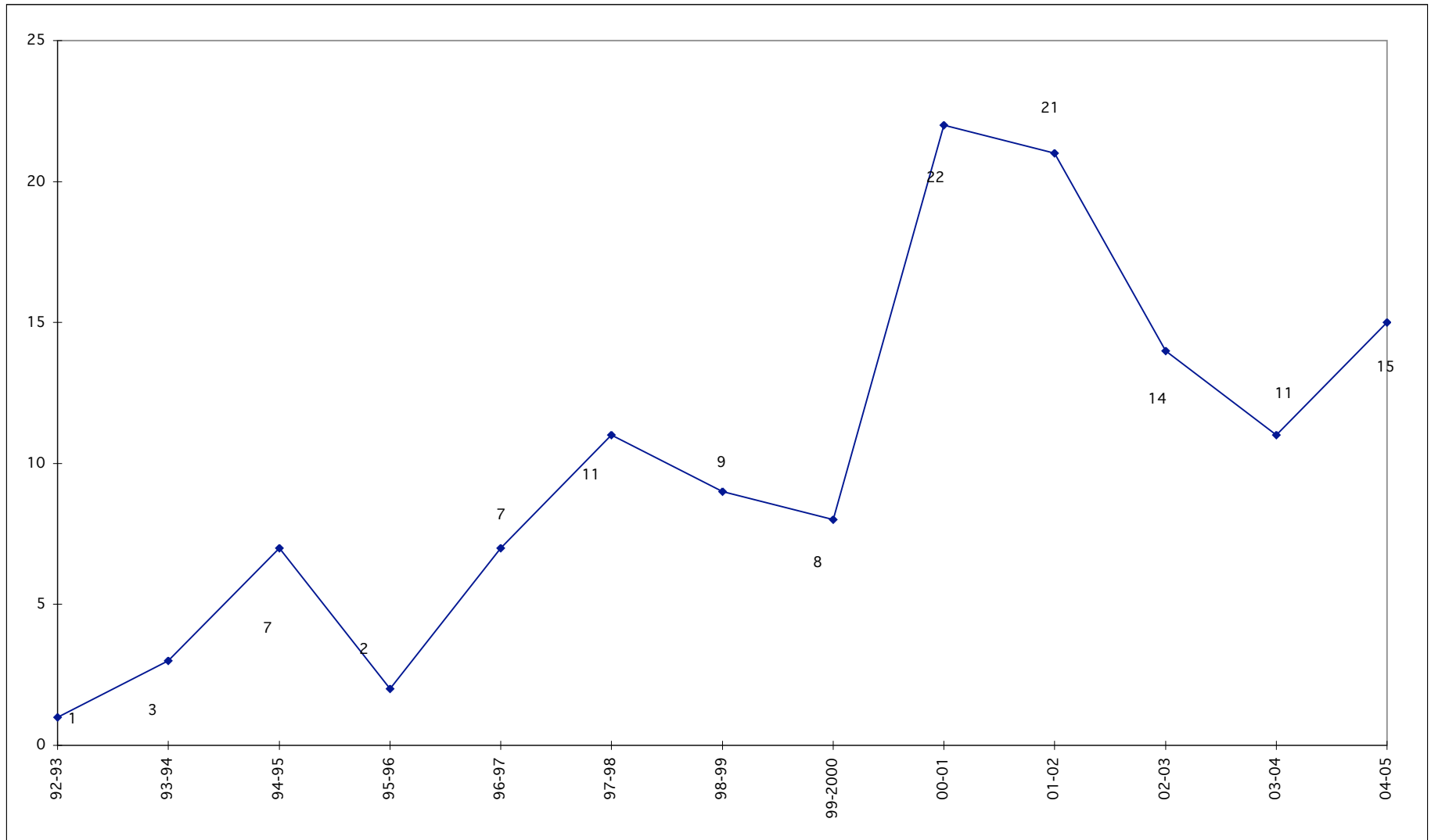


Table 6
Landlord Extension of Time Petitions by Zip Code • 2004-2005

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																									0	0
S. of Market	(03)																			1	1					1	1
Potrero	(07)																	1	3							1	3
Chinatown	(08)																									0	0
Tenderloin	(09)										1	1							1	1	1	1				3	3
Mission	(10)												1	1									2	3		3	4
Fin. District	(11)																				1	1				1	1
Ingleside	(12)	1	1																							1	1
Eureka Valley	(14)													1	1											1	1
Western Addition	(15)							1	1					1	4											2	5
Parkside	(16)																									0	0
Haight-Ashbury	(17)																									0	0
Inner Richmond	(18)																									0	0
Outer Richmond	(21)																									0	0
Sunset	(22)																									0	0
Marina	(23)																									0	0
Bayview	(24)																									0	0
West Portal	(27)																									0	0
Diamond Heights	(31)																									0	0
Lake Merced	(32)																									0	0
North Beach	(33)			1	1																	1	1			2	2
Portola	(34)																									0	0
TOTALS		1	1	1	1	0	0	1	1	0	0	1	1	3	6	0	0	1	3	2	2	3	3	2	3	15	21

Table 6B
Landlord Extension of Time Petitions • Yearly Trend



**Table 7
 Tenant in Occupancy Petitions (Regulation 1.21)**

MONTH	FY 01-02		FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14		
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	
July	9	9	10	10	3	3	2	2																			
Aug.	14	14	1	1	3	3	7	7																			
Sept.	7	7	4	4	3	3	2	2																			
Oct.	9	9	4	4	2	2	6	6																			
Nov.	9	9	3	3	1	1	4	4																			
Dec.	6	6	1	1	3	3	1	1																			
Jan.	4	4	1	1	3	3	2	2																			
Feb.	7	7	4	4	4	4	1	1																			
March	3	3	2	2	2	2	8	8																			
April	11	11	4	4	6	6	4	4																			
May	10	10	3	3	1	1	3	3																			
June	4	4	8	8	4	4	3	3																			
TOTALS	93	93	45	45	35	35	43	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Effective Date of Legislation: June 5, 2001

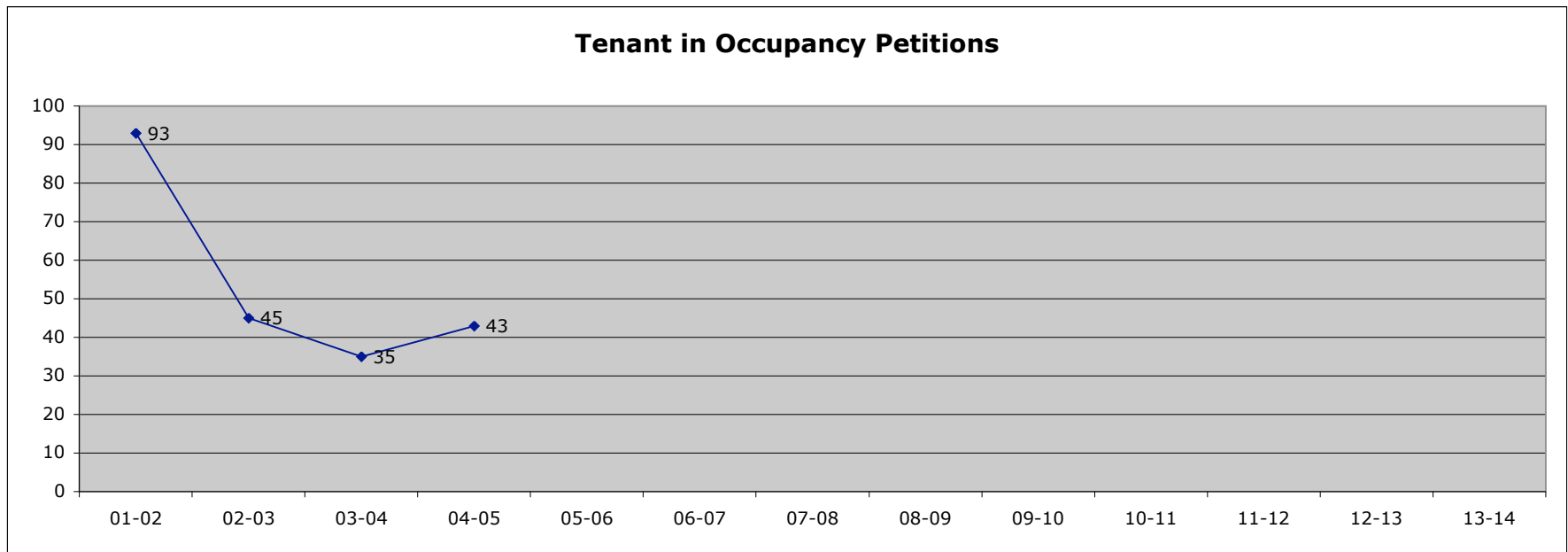


TABLE 8
Annual Eviction Notices • 2004-2005

MONTH	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Non-Pay	9	9	6	4	4	5	9	11	7	10	6	6	86
Late-Pay	6	6	1	1	7	3	4	2	5	3	3	8	49
Breach	18	13	20	18	16	11	22	13	17	21	34	43	246
Nuisance	17	16	15	19	14	19	25	20	33	20	34	42	274
Illegal	1	0	2	2	0	2	3	2	4	2	1	2	21
Agreement	0	0	0	0	0	0	0	0	0	0	0	0	0
Access	1	0	0	1	0	0	0	0	2	1	0	0	5
Sub	2	4	1	2	0	0	1	0	1	1	0	3	15
Own-Occ	24	33	26	29	24	19	26	13	26	25	25	18	288
Condo	7	0	0	0	0	0	0	0	0	0	0	0	7
Demolition	8	3	3	4	5	6	15	2	6	2	8	4	66
Capital Imp.	3	1	7	2	3	8	3	6	1	17	12	7	70
Rehab	1	0	0	0	0	0	0	0	0	0	0	0	1
Ellis	24	30	35	14	24	9	20	25	5	7	80	57	330
Roommate	4	4	9	5	3	2	3	4	2	3	10	0	49
Lead	0	0	0	0	0	0	0	0	0	0	0	7	7
Other	2	2	1	7	3	5	1	5	3	4	4	3	40
TOTALS	127	121	126	108	103	89	132	103	112	116	217	200	1,554

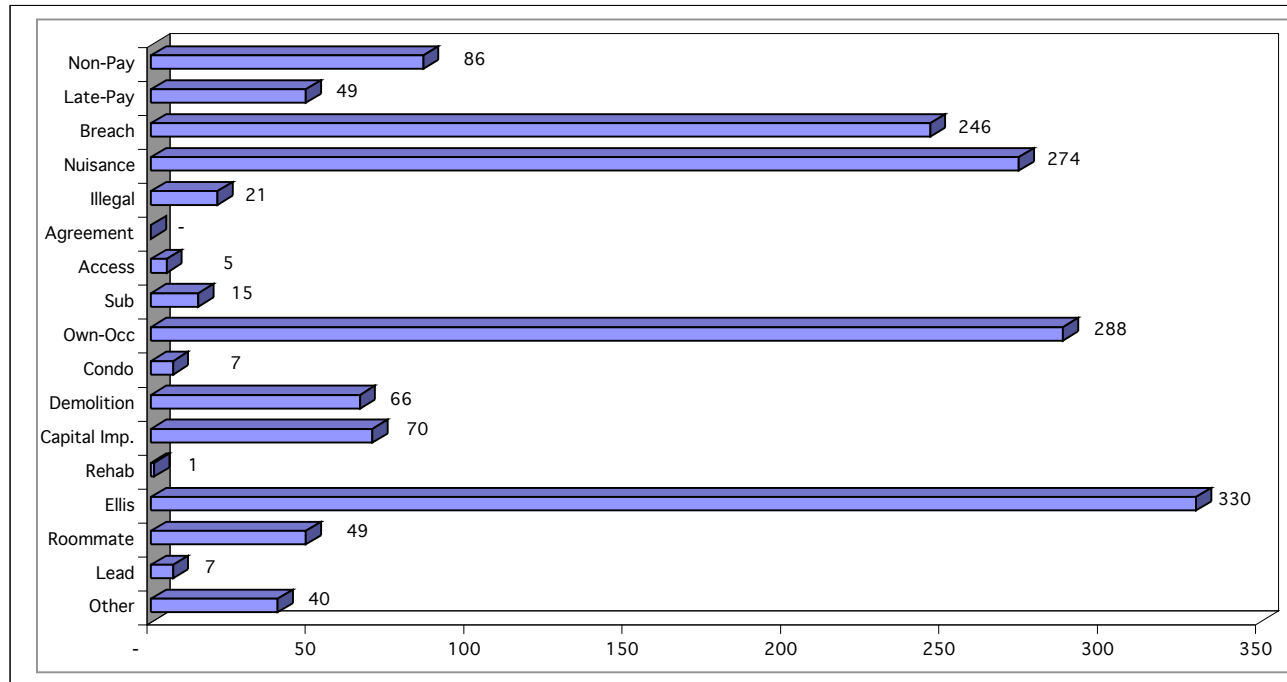


Table 8A
Annual Eviction Notices • Yearly Trend

MONTH	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04	04-05
Non-Pay	130	175	107	123	137	96	101	133	125	132	142	143	150	111	109	89	114	86
Late-Pay	80	53	98	88	60	72	50	40	49	85	100	101	93	86	57	65	62	49
Breach	9	90	204	183	158	136	133	104	172	290	327	344	327	398	329	236	274	246
Nuisance	185	207	231	227	205	215	159	204	236	247	258	247	278	256	283	247	285	274
Illegal	0	6	16	9	11	11	15	9	53	16	17	24	32	27	41	18	25	21
Agreement	71	21	18	17	114	3	0	0	0	0	2	4	6	2	2	1	0	0
Access	5	11	8	12	13	8	5	11	1	0	18	12	14	9	6	9	4	5
Sub	40	28	74	96	40	34	12	25	34	67	90	168	84	30	4	13	11	15
Own-Occ	522	564	545	469	356	293	344	361	481	1075	1410	1200	937	991	594	422	364	288
Condo				1	0	0	0	0	1	1	1	0	6	5	5	7	3	7
Demolition	0	4	14	13	13	12	12	33	36	53	77	39	43	84	88	94	73	66
Capital Imp.	76	149	47	30	30	10	33	8	18	53	44	24	80	58	47	64	69	70
Renab	67	114	16	13	13	1	4	7	10	38	35	26	14	7	8	2	0	1
Ellis	26	18	3	4	4	0	0	0	0	3	12	206	440	274	83	115	228	330
Roommate	7	15	24	38	38	10	20	30	49	71	119	104	146	130	94	73	57	49
Lead	80	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	7
Other		82	67	57	57	73	77	104	103	160	194	90	110	69	37	31	30	40
TOTALS	1298	1537	1472	1380	1249	974	965	1069	1368	2291	2846	2732	2761	2538	1787	1486	1599	1554

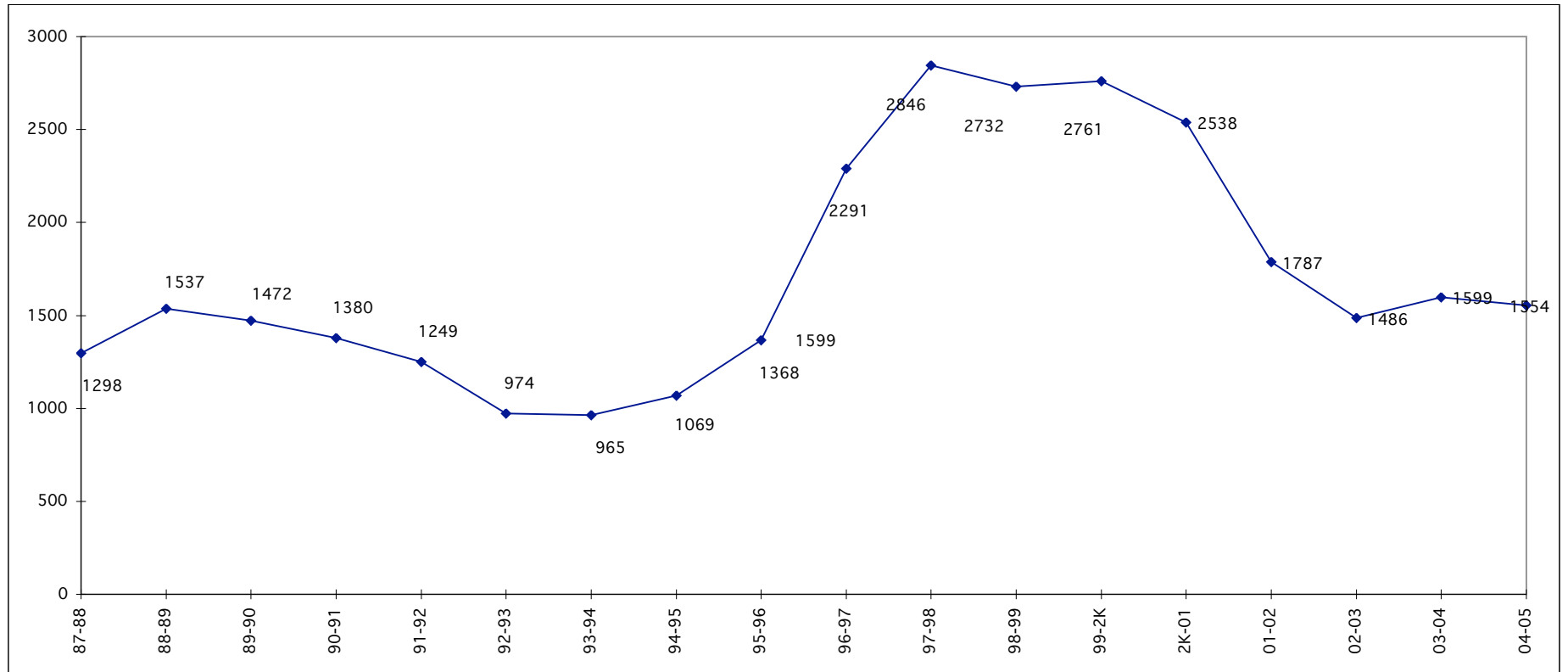


Table 8B

Annual OMI Eviction Notices by Zip Code • 2004-2005

Neighborhood	ZipCode	July	Aug.	Sept.	Oct	Nov.	Dec.	Jan.	Feb	March	April	May	June	Total
Downtown	(02)				1				1		1			3
S. of Market	(03)	2	1	1	1			1						7
94105	(05)				2									2
Potrero	(07)	1		1				1		1	1		1	6
Chinatown	(08)													0
Tenderloin	(09)				1	1	1	2	1		1	1		8
Mission	(10)	2	4	6	5	2	5	6		3	6	6	6	51
Fin. District	(11)													0
Ingleside	(12)	3		2			1	2	1	2	3	2	1	17
Eureka Valley	(14)	2	3	1	2	2			1			1	2	14
Western Addition	(15)	1				1		1	1				1	5
Parkside	(16)	2	1	2	2					6			2	15
Haight-Ashbury	(17)	2	5	2	1	4	5	2	2	1		2	1	27
Inner Richmond	(18)	2	1	2	1	1		3		4		0		14
Outer Richmond	(21)		5	2	6	5	4	2	1	1	3	4	1	34
Sunset	(22)	2	3	2	1	3	2		2	3		2	1	21
Marina	(23)		5	1	1	2		2			1	4	1	17
Bayview	(24)	1		1										3
West Portal	(27)		1					1			1	2		5
Diamond Heights	(31)	2	1			1			3	1		1	1	10
Lake Merced	(32)	1		1	1			1		2	1	1	1	9
North Beach	(33)	1	1	1	1	1				1	1			7
Portola	(34)		2	1	3	1	1	2		1	2			13
TOTALS		24	33	26	29	24	19	26	13	26	25	25	18	288

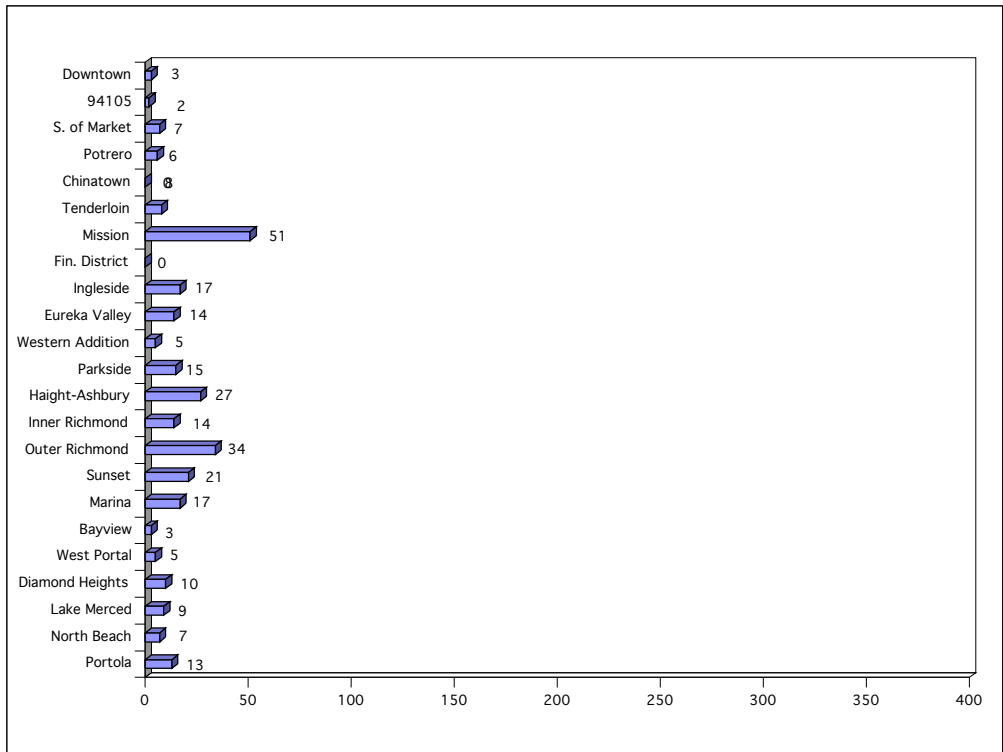
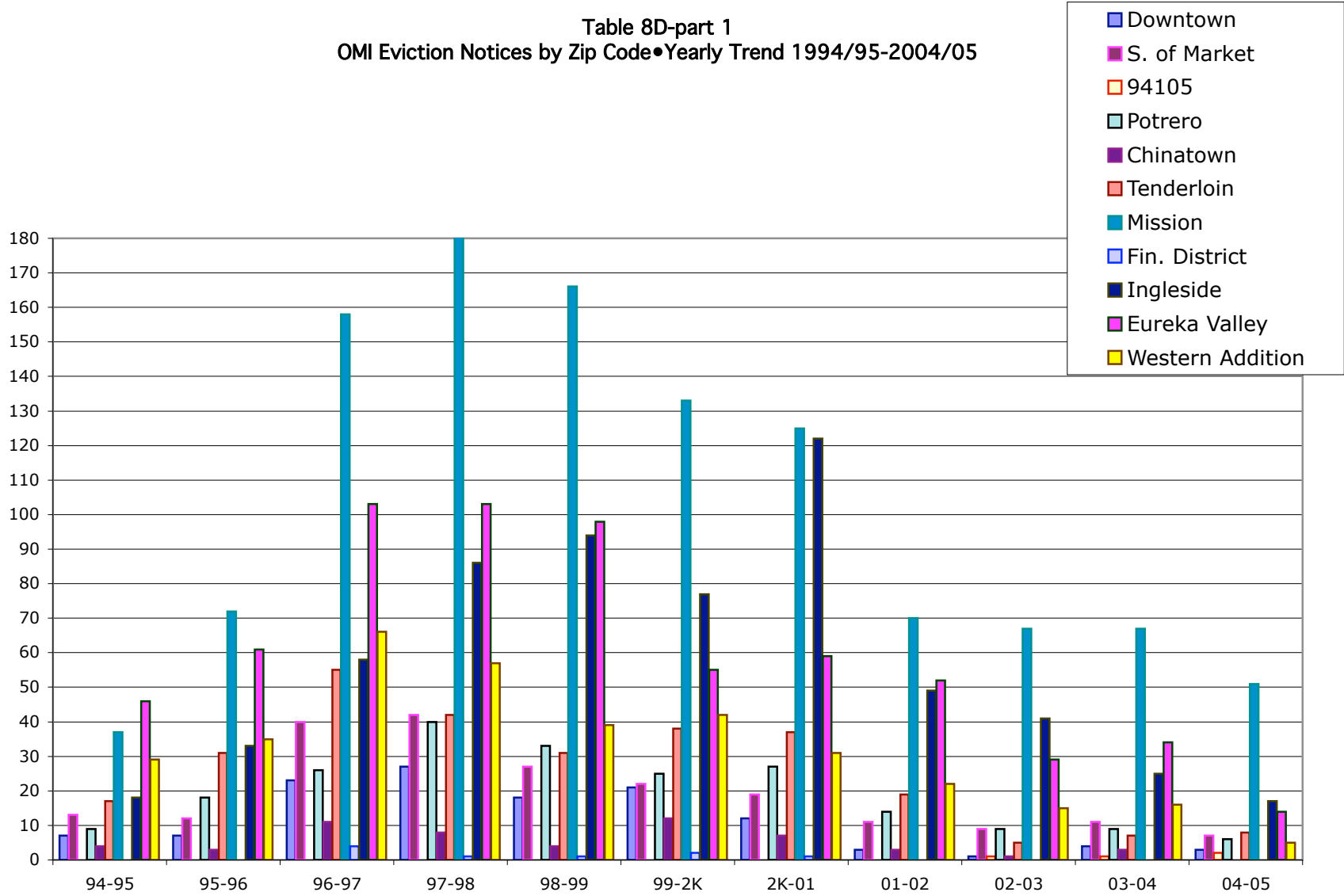


Table 8C
OMI Eviction Notices • Yearly Trend by Zip Code

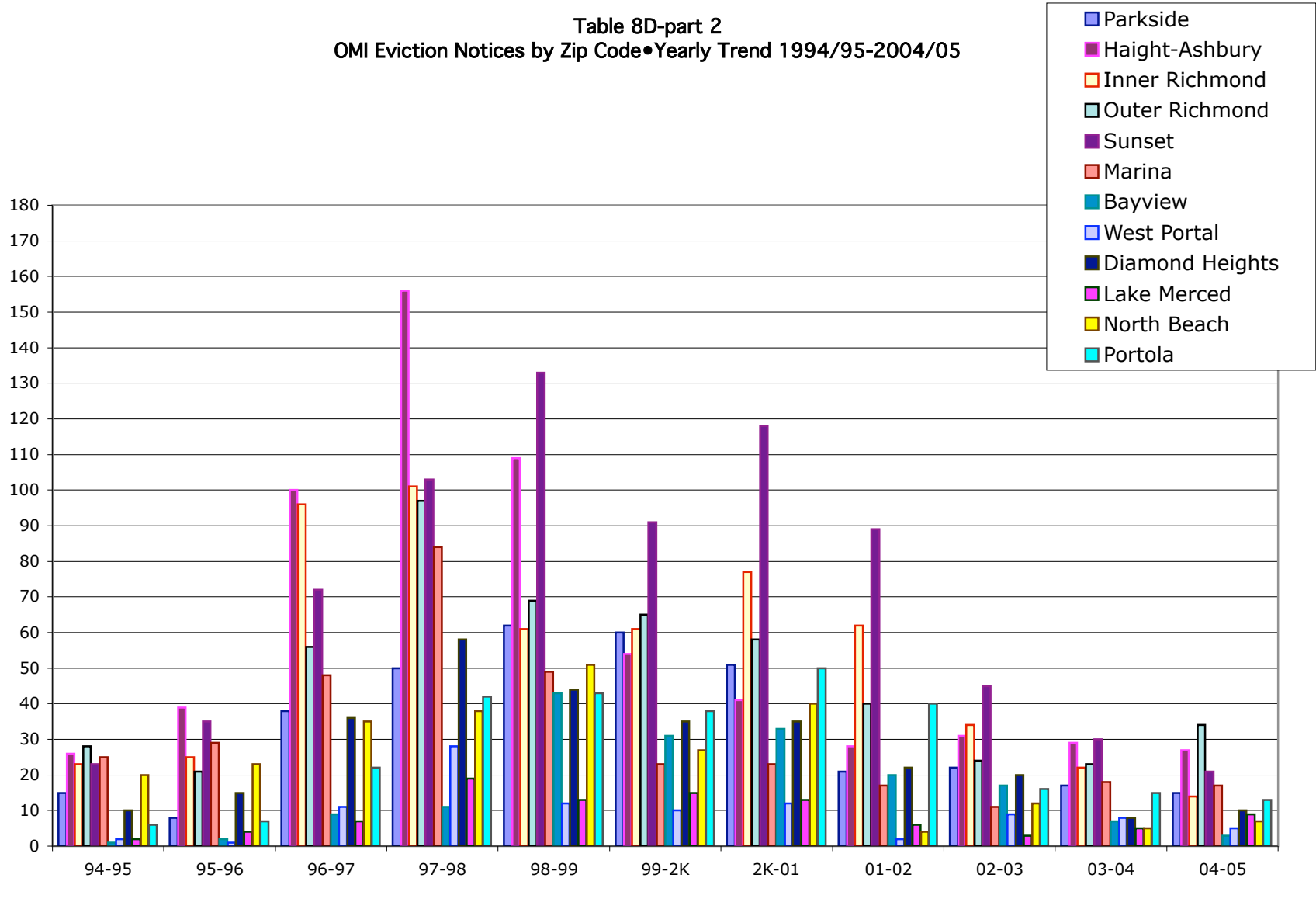
Neighborhood	ZipCode	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04	04-05	Totals
Downtown	(02)	7	7	23	27	18	21	12	3	1	4	3	126
S. of Market	(03)	13	12	40	42	27	22	19	11	9	11	7	213
94105	(05)								0	1	1	2	4
Potrero	(07)	9	18	26	40	33	25	27	14	9	9	6	216
Chinatown	(08)	4	3	11	8	4	12	7	3	1	3	0	56
Tenderloin	(09)	17	31	55	42	31	38	37	19	5	7	8	290
Mission	(10)	37	72	158	217	166	133	125	70	67	67	51	1163
Fin. District	(11)			4	1	1	2	1	0	0	0	0	9
Ingleside	(12)	18	33	58	86	94	77	122	49	41	25	17	620
Eureka Valley	(14)	46	61	103	103	98	55	59	52	29	34	14	654
Western Addition	(15)	29	35	66	57	39	42	31	22	15	16	5	357
Parkside	(16)	15	8	38	50	62	60	51	21	22	17	15	359
Haight-Ashbury	(17)	26	39	100	156	109	54	41	28	31	29	27	640
Inner Richmond	(18)	23	25	96	101	61	61	77	62	34	22	14	576
Outer Richmond	(21)	28	21	56	97	69	65	58	40	24	23	34	515
Sunset	(22)	23	35	72	103	133	91	118	89	45	30	21	760
Marina	(23)	25	29	48	84	49	23	23	17	11	18	17	344
Bayview	(24)	1	2	9	11	43	31	33	20	17	7	3	177
West Portal	(27)	2	1	11	28	12	10	12	2	9	8	5	100
Diamond Heights	(31)	10	15	36	58	44	35	35	22	20	8	10	293
Lake Merced	(32)	2	4	7	19	13	15	13	6	3	5	9	96
North Beach	(33)	20	23	35	38	51	27	40	4	12	5	7	262
Portola	(34)	6	7	22	42	43	38	50	40	16	15	13	292
TOTALS		361	481	1074	1410	1200	937	991	594	422	364	288	8122

Table 8D-part 1
 OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2004/05



* Original Table in Color is on Rent Board website.

Table 8D-part 2
 OMI Eviction Notices by Zip Code•Yearly Trend 1994/95-2004/05



* Original Table in Color is on Rent Board website.

Table 9
Report of Alleged Wrongful Eviction by Zip Code • 2004-2005

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Pet.
Downtown	(02)	1	3			2	2	3		3	4	2	3	23
S. of Market	(03)		4	2	3	1		2			1	2	7	22
94104	(04)													0
94105	(05)													0
Potrero	(07)		2							1		1	3	7
Chinatown	(08)	1				1			1	1	1		1	6
Tenderloin	(09)	2	2	1	1	2		1	2	3	3	10	4	31
Mission	(10)	5	4	2	5	5	4	7	4	3	6	2	5	52
Fin. District	(11)									1				1
Ingleside	(12)	4	2	1	2	1	1	2	2	2	4	1	5	27
Eureka Valley	(14)	2	2			2	1	1			3	1	1	13
Western Addition	(15)	1	2	1	1		1					1	5	12
Parkside	(16)	5	1	2	2	3				2	1	1	3	20
Haight-Ashbury	(17)	3	1	2	6	3	1			3	1	2	3	25
Inner Richmond	(18)				2	3				2	1	1	4	13
Outer Richmond	(21)	3		1	2	1		1	1		1	4	4	18
Sunset	(22)		1	1	2	1		3		2	2	7	2	21
Marina	(23)	1	3	1	1	1					1		1	9
Bayview	(24)	1		1				1	1	4	3	1	1	13
West Portal	(27)							1					1	2
Diamond Heights	(31)		1		2	2	1			1		1	1	9
Lake Merced	(32)	1			2	1	1	1	4		1		1	12
North Beach	(33)	1	1	2			1	1		1			3	10
Portola	(34)	1	1		1		1	1		4		2		11
TOTALS		32	30	17	32	29	14	25	15	33	33	39	58	357

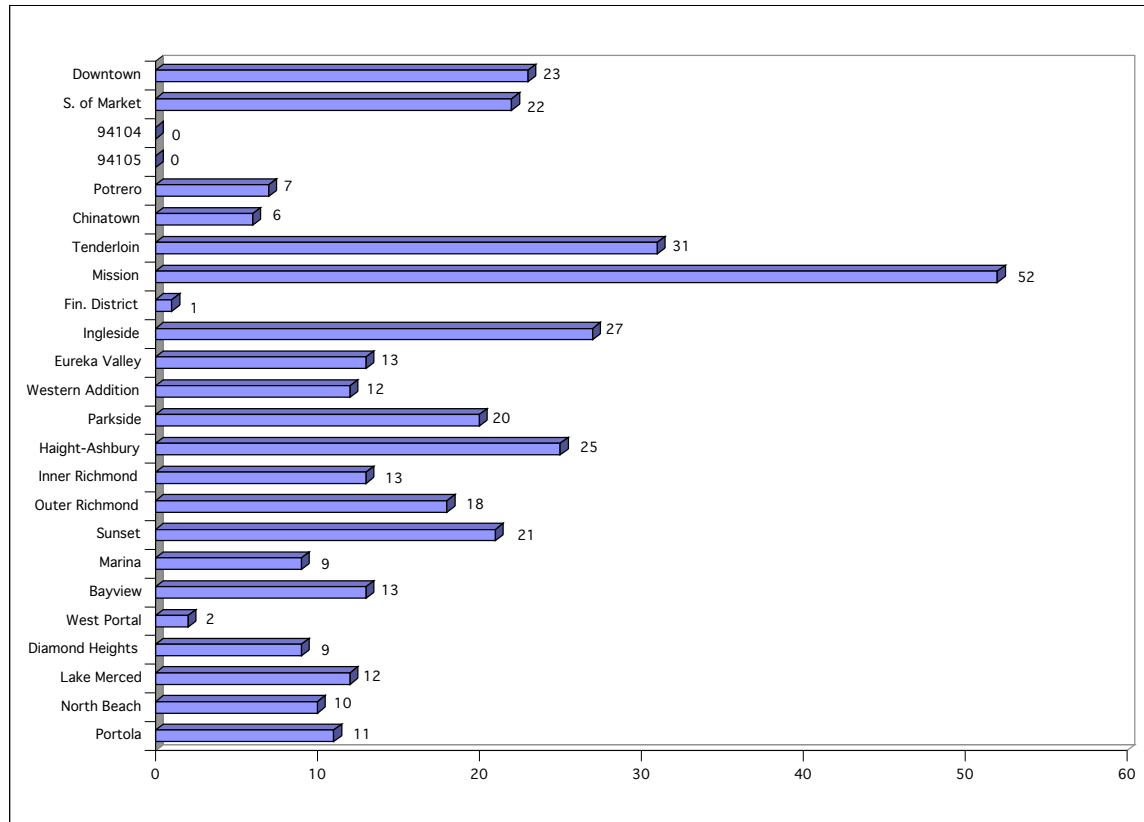
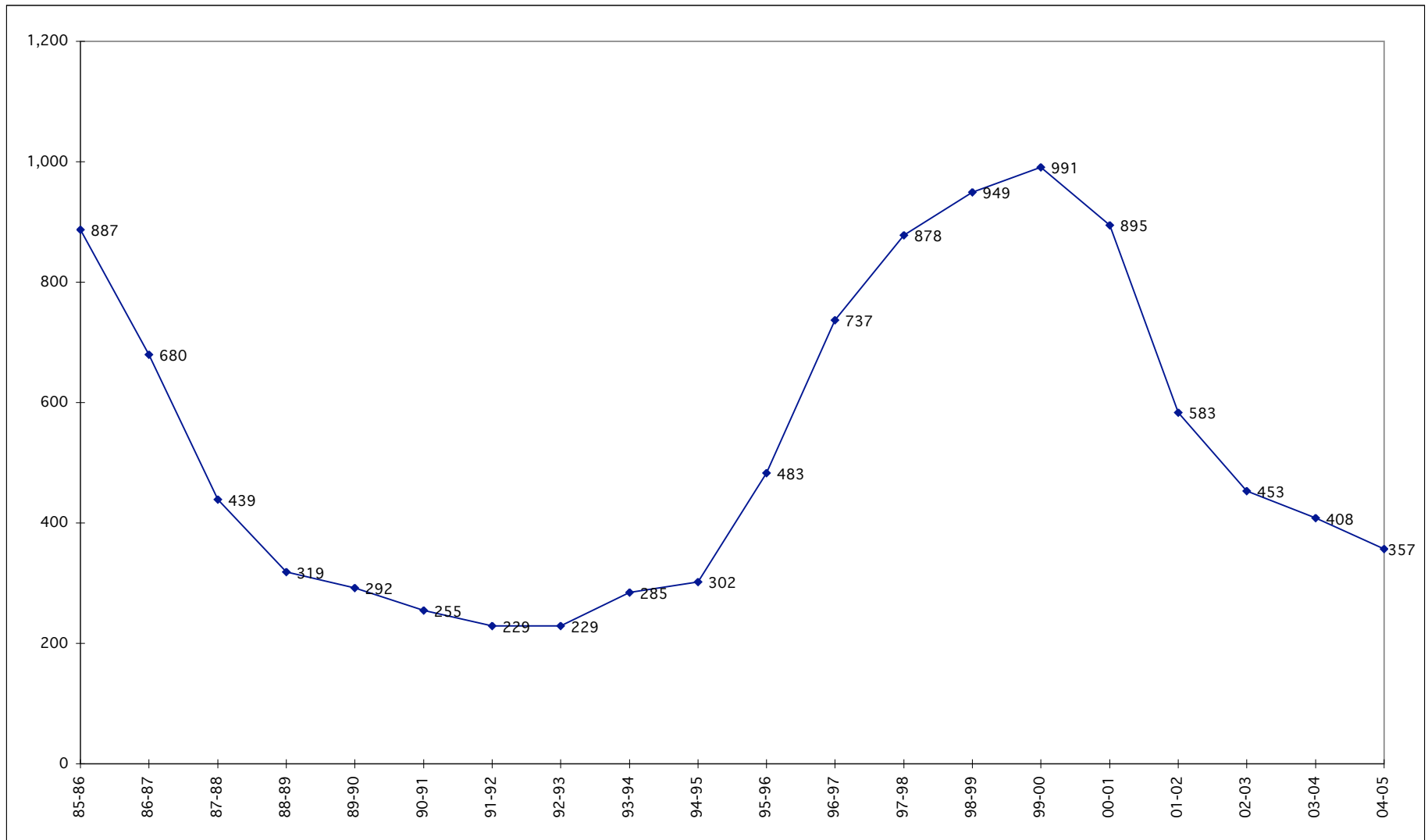


Table 9B
Report of Alleged Wrongful Eviction • Yearly Trend



**Table 10
Tenant Appeals by Zip Code • 2004-2005**

Neighborhood	ZipCode	July Pet.	Aug. Pet.	Sept. Pet.	Oct. Pet.	Nov. Pet.	Dec. Pet.	Jan. Pet.	Feb. Pet.	March Pet.	April Pet.	May Pet.	June Pet.	Total Appeals
Downtown	(02)	1											1	2
S. of Market	(03)							2					1	4
S. of Market	(06)													0
Potrero	(07)									1			1	2
Chinatown	(08)				1				9				1	11
Tenderloin	(09)	2	4	2	1	1		1	1		2	2		16
Mission	(10)	1	2		4	1		2	1		1			12
Fin. District	(11)								1			1	1	3
Ingleside	(12)													0
Eureka Valley	(14)		2		1									3
Western Addition	(15)			1						7	7		2	17
Parkside	(16)													0
Haight-Ashbury	(17)	1							1	2			1	5
Inner Richmond	(18)			1		1						1	1	4
Outer Richmond	(21)	1	1											2
Sunset	(22)					1				1				2
Marina	(23)		1						57				1	59
Bayview	(24)													0
West Portal	(27)		1											1
Diamond Heights	(31)								1					1
Lake Merced	(32)				16					1	2	14		33
North Beach	(33)										1			1
Portola	(34)		1											1
TOTALS		6	12	4	23	4	0	5	78	13	6	20	8	179

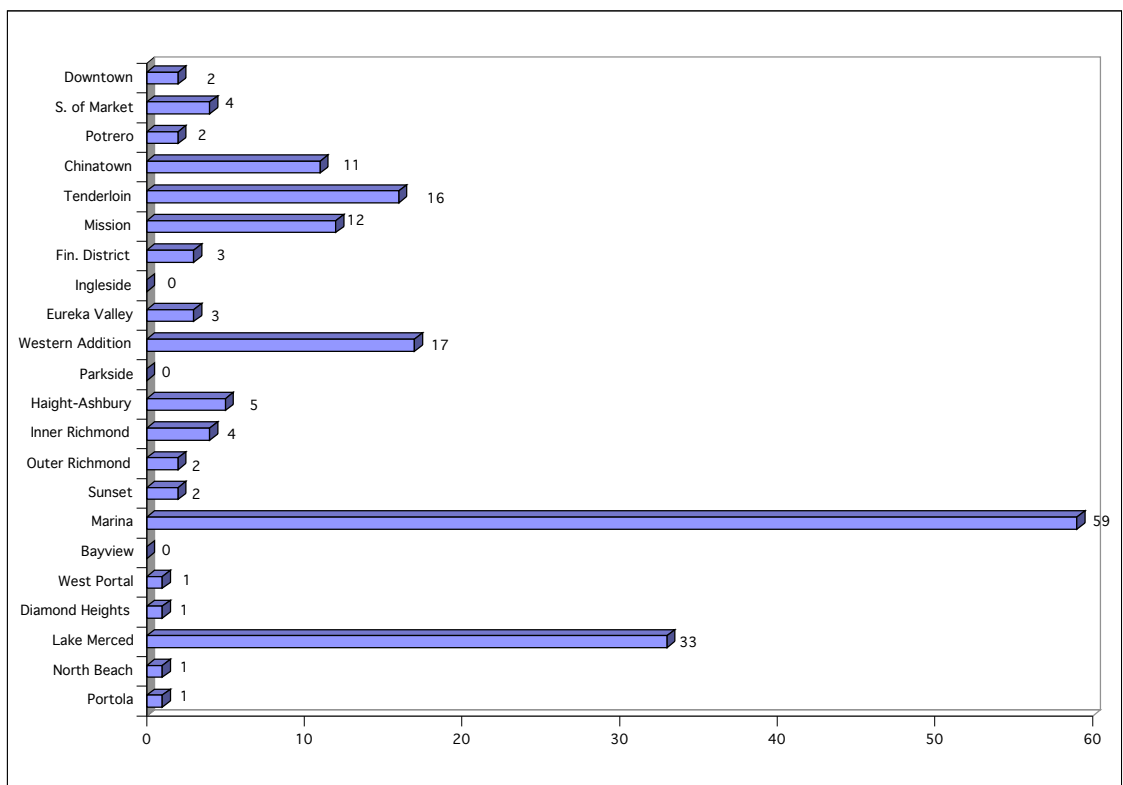
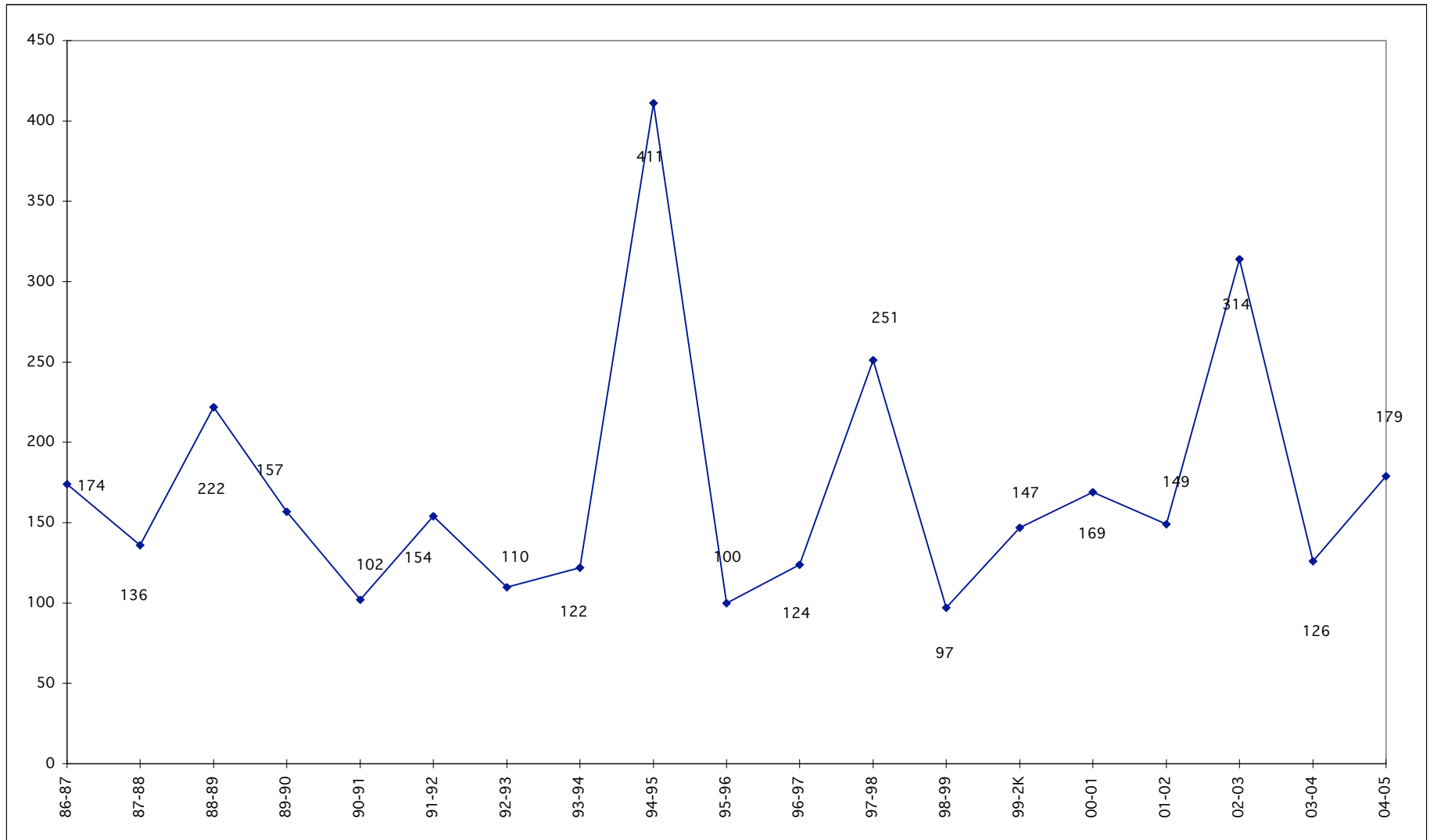


Table 10B
Tenant Appeals • Yearly Trend



**Table 11
Landlord Appeals by Zip Code • 2004-2005**

Neighborhood	ZipCode	July		Aug.		Sept.		Oct		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)	1	1							1	1					1	2			1	1					4	5
S. of Market	(03)																									0	0
94104	(04)																									0	0
Potrero	(07)			1	1																					1	1
Chinatown	(08)					1	1	1	1																	2	2
Tenderloin	(09)	1	1											1	1			1	1	2	2			1	1	6	6
Mission	(10)													1	1			1	1							2	2
Fin. District	(11)																									0	0
Ingleside	(12)													1	1	1	1									2	2
Eureka Valley	(14)	1	1							1	1					1	1									3	3
Western Addition	(15)			1	1											2	2					1	1			4	4
Parkside	(16)							1	1													2	2			3	3
Haight-Ashbury	(17)							1	1	1	1					1	1	2	2			1	2	1	1	7	8
Inner Richmond	(18)																									0	0
Outer Richmond	(21)							1	1																	1	1
Sunset	(22)									1	1															1	1
Marina	(23)			2	22			1	1							2	86							1	1	6	110
Bayview	(24)															1	1									1	1
West Portal	(27)																									0	0
Diamond Heights	(31)			1	1																			1	1	2	2
Lake Merced	(32)															1	70							23	560	24	630
North Beach	(33)							1	1					1	1			1	1							3	3
Portola	(34)																									0	0
TOTALS		3	3	5	25	1	1	6	6	4	4	0	0	4	4	10	164	5	5	3	3	4	5	27	564	72	784

Table 11B
Landlord Appeals • Yearly Trend

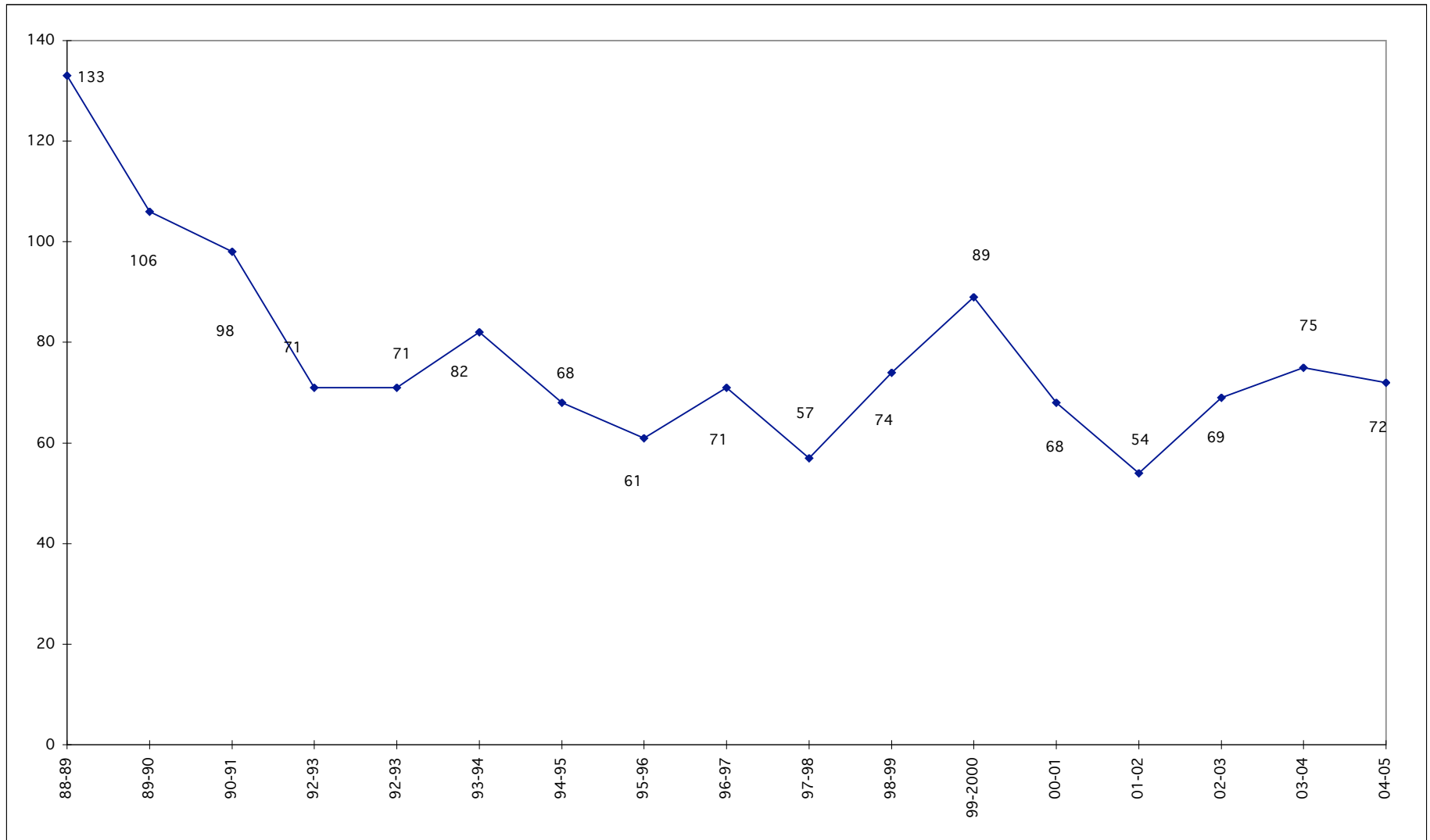


Table 12
Ellis Petitions by Zip Code • 2004-2005

Neighborhood	ZipCode	July		Aug.		Sept.		Oct.		Nov.		Dec.		Jan.		Feb.		March		April		May		June		Total	
		Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Downtown	(02)																									0	0
S. of Market	(03)	2	9					2	7			1	4								1	9	4	16	10	45	
94104	(04)																								0	0	
Potrero	(07)																				2	13			2	13	
Chinatown	(08)			1	7									1	7										2	14	
Tenderloin	(09)	1	5							1	7			1	6						1	14	2	13	6	45	
Mission	(10)	3	8	2	6	3	10	3	7	1	6			4	12	4	11				2	10	1	6	23	76	
Fin. District	(11)																								0	0	
Ingleside	(12)							1	2												3	5			4	7	
Eureka Valley	(14)	1	2	1	3	1	6			2	5			1	6	1	2	3	7	1	3	1	6	2	5	14	45
Western Addition	(15)							1	3					1	2			1	2			1	8			4	15
Parkside	(16)			1	1																		1	1	2	2	
Haight-Ashbury	(17)	6	19	1	3					1	3			2	9	2	3				2	6	1	12	15	55	
Inner Richmond	(18)	1	2	1	3			1	2			2	4			1	4				1	6	2	12	9	33	
Outer Richmond	(21)			2	8	1	3			1	2										2	4	3	10	9	27	
Sunset	(22)			1	2	3	6																1	3	5	11	
Marina	(23)			2	8	2	5	2	4	1	3	1	4			1	6								9	30	
Bayview	(24)															1	3									1	3
West Portal	(27)	1	1							1	1															2	2
Diamond Heights	(31)	1	2																		3	16			4	18	
Lake Merced	(32)																									0	0
North Beach	(33)					3	13			2	4					1	2			1	2	2	12	1	6	10	39
Portola	(34)																									0	0
TOTALS		16	48	12	41	13	43	10	25	10	31	4	12	10	42	11	31	4	9	2	5	21	109	18	84	131	480

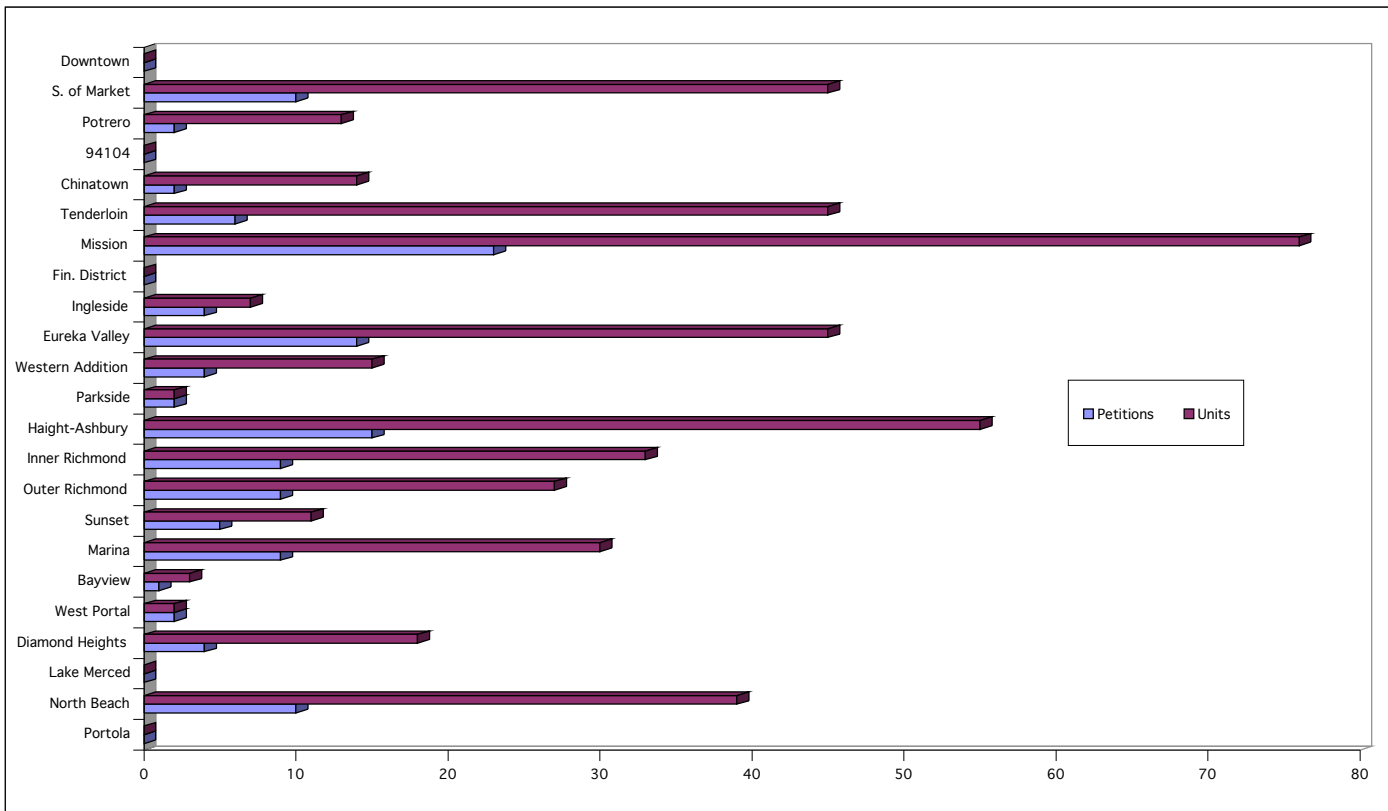
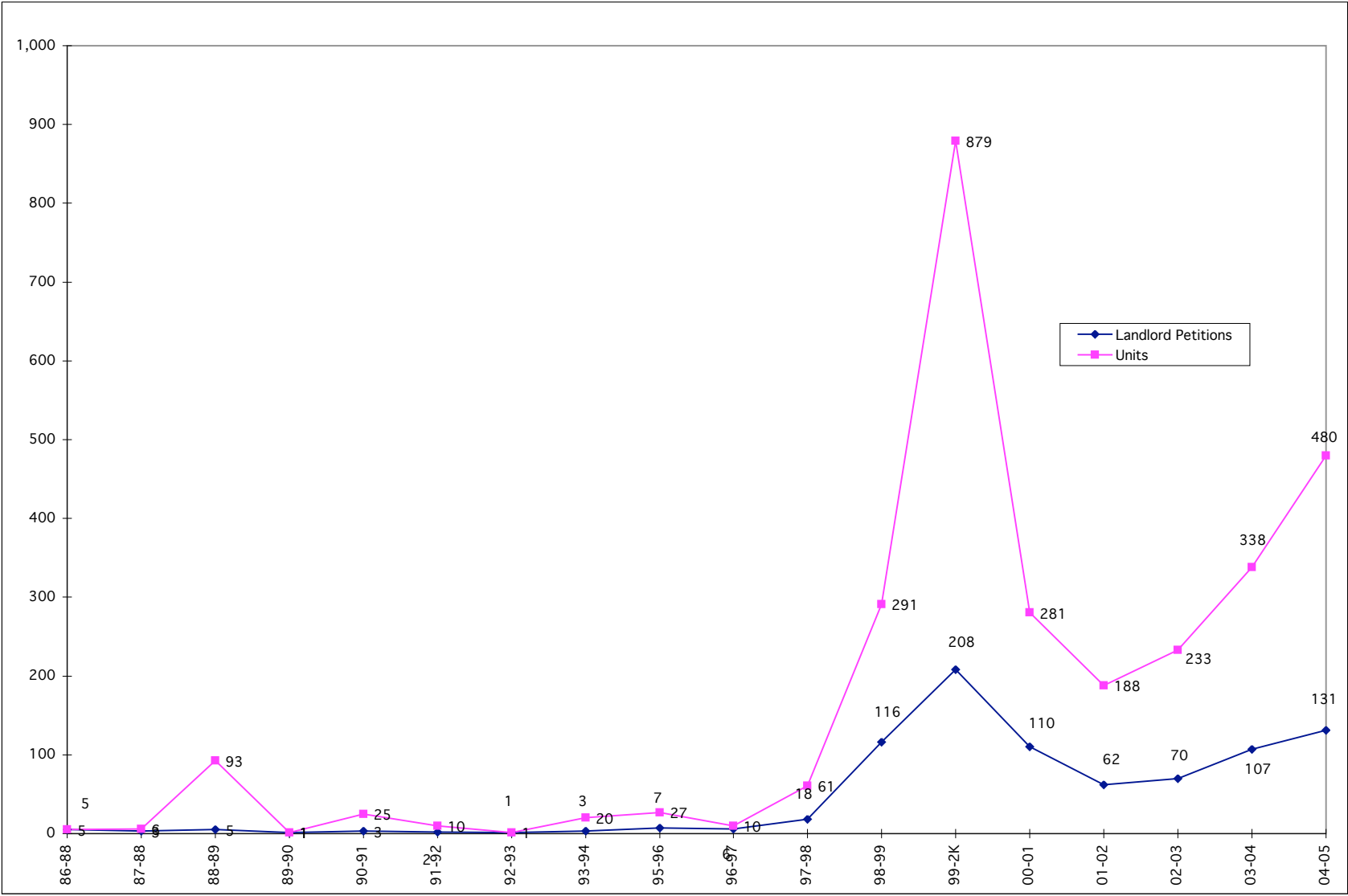


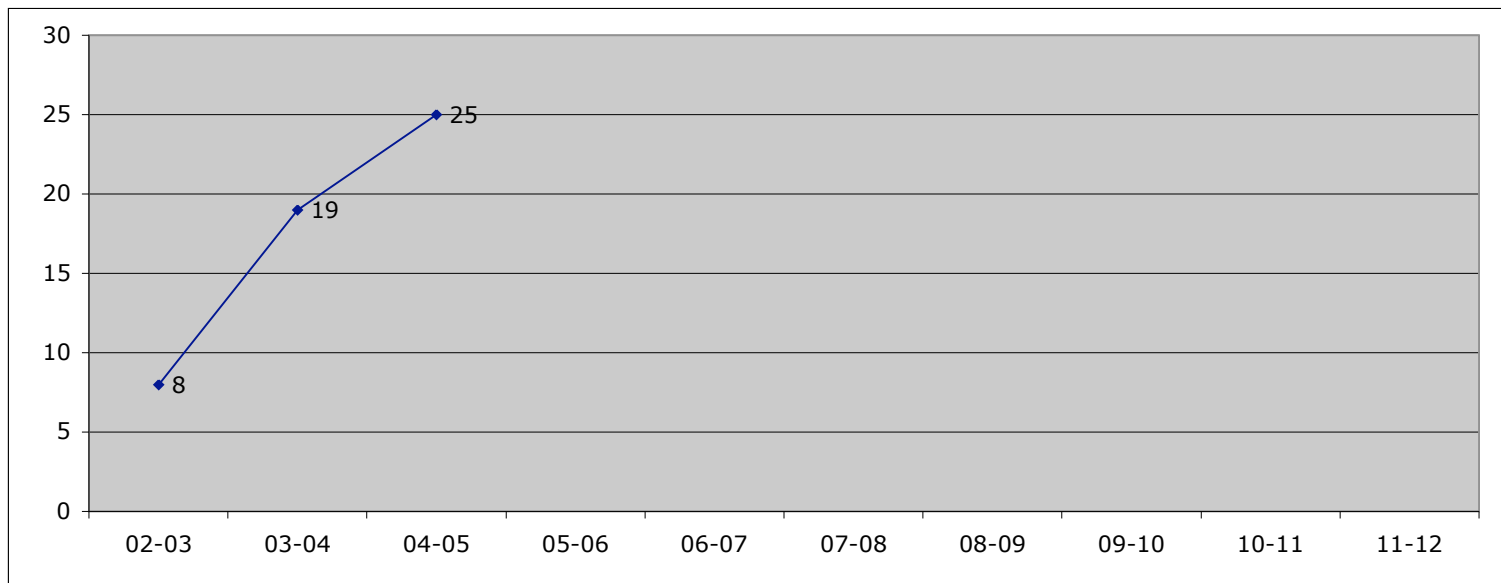
Table 12B
Ellis Petitions • Yearly Trend



**Table 13
Costa Hawkins Petition 2000/01-2004/05**

MONTH	FY 02-03		FY 03-04		FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14		
	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	Pet.	Unit	
July			2	2	1	1																			
Aug.	3	3	3	3	3	3																			
Sept.			1	1	2	2																			
Oct.			2	2	0	0																			
Nov.	1	1	1	1	3	3																			
Dec.	1	1	0	0	4	4																			
Jan.	1	1	3	3	2	2																			
Feb.			0	0	1	1																			
March			4	4	1	1																			
April			2	2	4	4																			
May	1	1	0	0	3	3																			
June	1	1	1	1	1	1																			
TOTALS	8	8	19	19	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

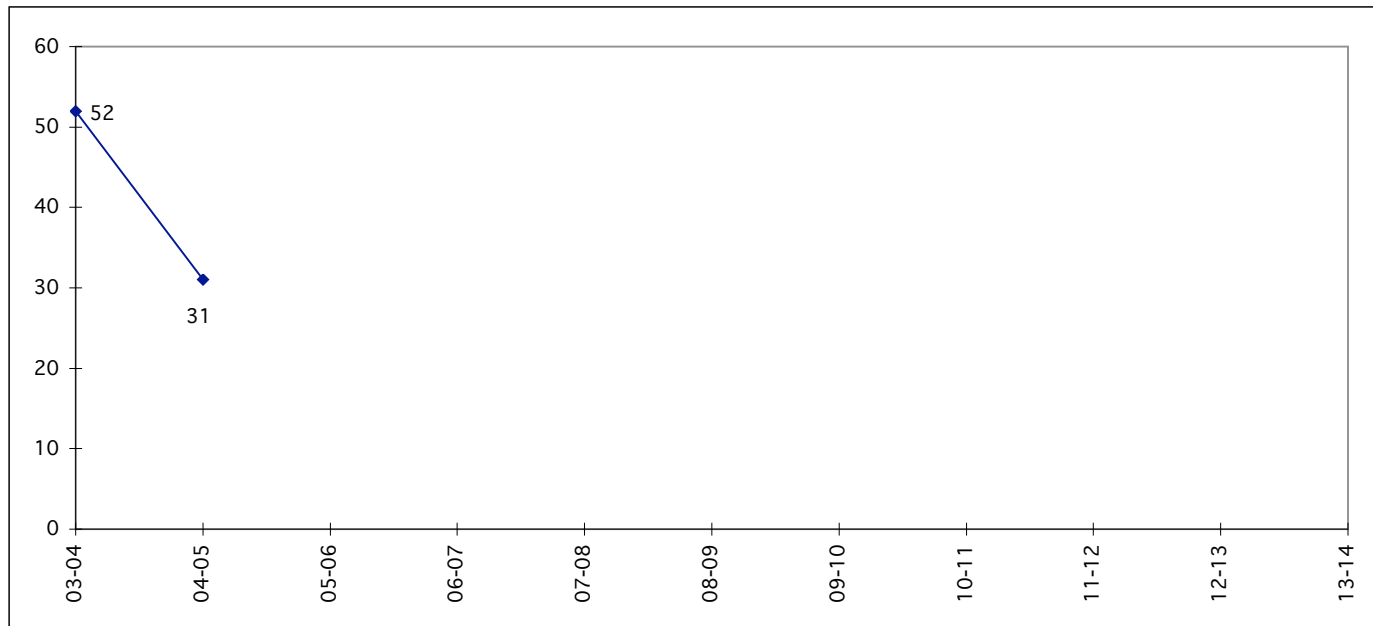
*Costa-Hawkins Determinations first accepted February 2002



**Table 14
Tenant ADR • Yearly Trend**

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		8									
Aug.		2									
Sept.		1									
Oct.	4	1									
Nov.	6	2									
Dec.	4	4									
Jan.	5	1									
Feb.	8	1									
March	11	5									
April	7	2									
May	4	1									
June	3	3									
TOTALS	52	31									

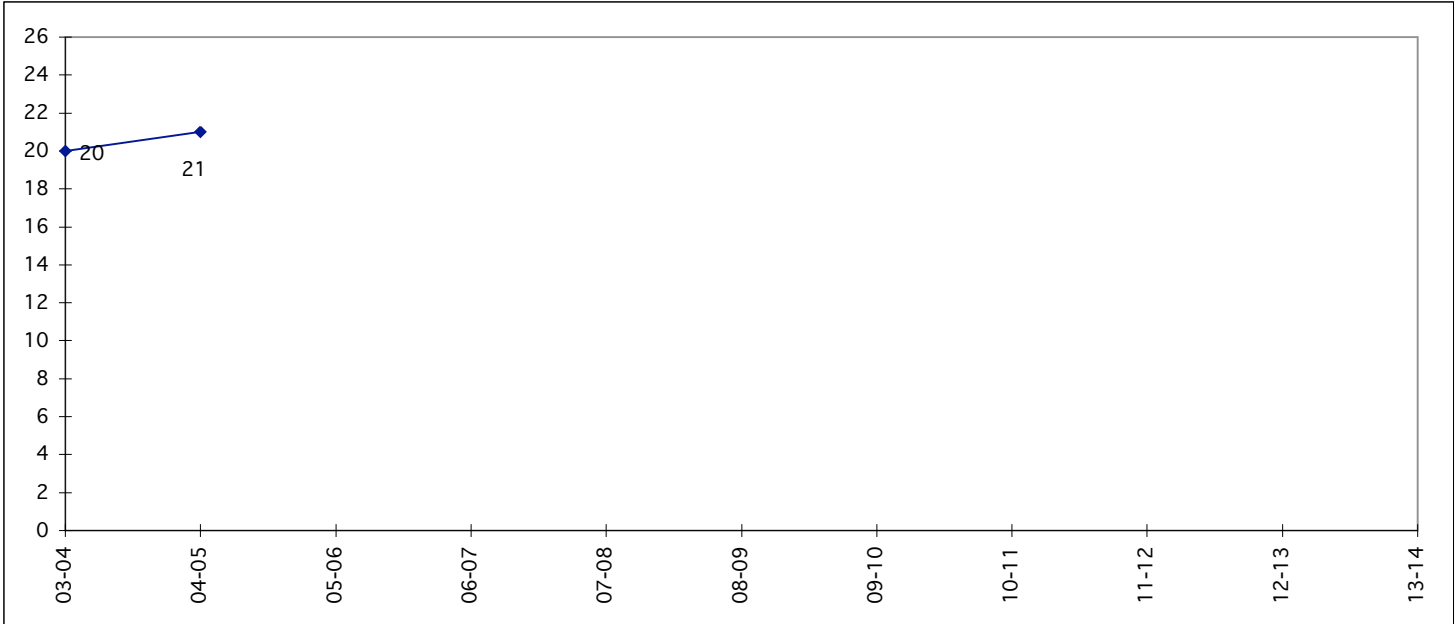
*Alternative Dispute Resolution program began October 2003



**Table 15
Landlord ADR • Yearly Trend**

MONTH	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
July		2									
Aug.		0									
Sept.		1									
Oct.	1	2									
Nov.	1	0									
Dec.	3	3									
Jan.	1	0									
Feb.	4	0									
March	2	3									
April	2	2									
May	2	4									
June	4	4									
TOTALS	20	21									

*Alternative Dispute Resolution program began October 2003



**Table 16
Landlord Utility Passthrough • Yearly Trend**

MONTH	FY 04-05		FY 05-06		FY 06-07		FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		FY 13-14		FY 14-15	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	0	0																				
Aug.	0	0																				
Sept.	0	0																				
Oct.	0	0																				
Nov.	0	0																				
Dec.	0	0																				
Jan.	2	30																				
Feb.	2	23																				
March	1	3																				
April	4	30																				
May	4	76																				
June	6	316																				
TOTALS	19	478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Utility passthrough petitions were required beginning November 2004

