



Rent Board Memorandum

Date: September 5, 2008

To: To Interested Parties

From: Delene Wolf, Executive Director *D.W.*

Re: Annual Statistical Report, FY 2007-08

The following pages reflect the filings and activities at the Rent Board for the past fiscal year ending June 30, 2008. Overall, the number of petitions filed with the Board increased by 6% from 1,447 in FY06-07 to 1,530 in FY07-08. The increase in total petitions was due to the greater number of utility passthrough petitions filed with the Board (494 petitions in FY07-08 compared to 406 petitions in FY 06-07). Excluding utility passthrough petitions, the number of both landlord and tenant petitions remained about the same. Tenant appeals decreased significantly in FY07-08 after a substantial increase in FY06-07 that was due to the large number of hardship appeals filed by tenants in two cases involving major complexes.

Total eviction notices filed with the Board increased by about 8% from 1,475 to 1,600, and the number of tenant reports of alleged wrongful eviction increased by 14% from 466 to 531. The number of units withdrawn from the rental market under the Ellis Act increased from 330 to 393 units.

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

+1%	Tenant Petitions
-49%	1.21 (Principal Place of Residence) Petitions
+5%	Capital Improvement Petitions
-1%	Operating and Maintenance Petitions
+8%	Eviction Notices
+14%	Allegations of Wrongful Evictions
+3%	Ellis Act Filings
-55%	Tenant Appeals
-25%	Landlord Appeals



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Rent Board Annual Report

Our services last year also included the following:

- 108,388 calls made to our 24-hour automated Info to Go information line;
- 11,088 calls handled by the counseling staff;
- 10,320 front counter visitors were served;
- 8,069,445 web pages were visited; and
- 22,365 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 2007-2008

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 Petitions	O&M/Comps Pet.	Units	Capital Improvement Pet.	Units	Landlord Extension Pet.	Units	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	46	1	0	4	22	17	48	0	0	9	10	115	41	9	5	155	7	15	6	6	0	2	10	51	
Aug.	57	10	0	2	7	18	48	1	1	3	3	179	53	4	4	4	8	43	6	6	3	2	40	284	
Sept.	48	6	0	3	6	13	27	0	0	1	1	133	50	5	4	4	9	38	5	5	4	3	45	341	
Oct.	56	3	0	2	5	22	151	2	7	5	7	168	47	1	3	5	6	36	2	2	1	1	20	116	
Nov.	54	1	0	0	0	13	54	2	8	3	3	107	48	11	6	6	5	22	6	6	3	2	37	292	
Dec.	54	2	0	7	10	14	96	1	1	0	0	145	37	8	5	6	13	53	2	2	4	0	140	1,807	
Jan.	51	3	0	3	17	7	29	2	2	0	0	130	26	4	1	12	6	28	2	2	2	1	10	66	
Feb.	51	5	0	3	11	18	124	1	1	2	2	131	44	5	7	21	7	28	3	3	2	0	23	227	
March	64	3	0	4	33	13	84	0	0	3	3	126	55	5	2	6	10	37	3	3	4	1	64	1,027	
April	46	3	0	3	39	17	77	0	0	1	1	126	55	14	7	9	6	31	3	3	4	4	33	241	
May	52	6	1	3	7	19	184	0	0	2	2	147	41	5	10	10	11	55	2	2	1	1	14	69	
June	46	2	0	3	14	25	103	2	3	0	0	93	34	7	1	3	4	7	2	2	3	2	58	1,144	
TOTALS	625	45	1	37	171	196	1025	11	23	29	32	1600	531	78	55	241	92	393	42	42	31	19	494	5665	

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	2,257	2,832	2,832	2,218	2,218	1,155	1,155	1,273	1,273	1,153	1,153	1,181	1,181	1,059	1,059	
Tenant Summary Pet.					A	162	162	641	641	413	413	417	417	291	291	184	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	312	2,906	
Total Petitions:	2,333	2,683	2,901	3,143	2,613	3,585	2,268	4,909	2,085	4,962	1,893	4,642	1,835	5,022	1,632	5,038	
Tenant Appeals	52	52	71	71	56	56	69	69	157	157	88	88	175	175	174	174	
Landlord Appeals	47	210	117	521	126	430	112	329	96	288	106	710	124	455	149	442	
Total Appeals	99	262	188	592	182	486	181	398	253	445	194	798	299	630	323	616	
Eviction Notices														E	307		
Eviction Reports		F	516		739		724		892		949		884		M	680	
															5	5	
Grand Total	2,432		3,605		3,534		3,173		3,230		3,036		3,018		2,942		

Petitions were first accepted in June 1979

(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 were first accepted in June 2001

(I) Subtenant overcharge petitions were 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

(M) Ellis petitions were first accepted in July 1986

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

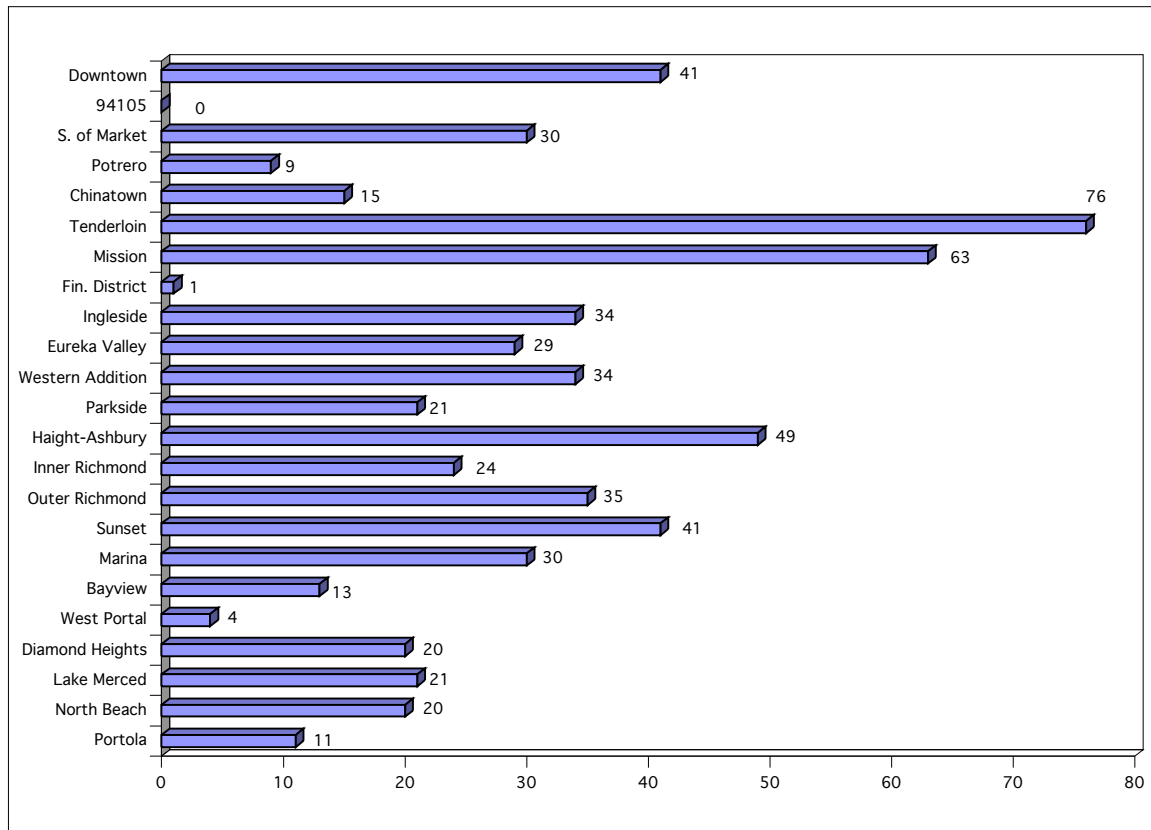
	FY 87-88		FY 88-89		FY 89-90		FY 90-91		FY 91-92		FY 92-93		FY 93-94		FY 94-95		FY 95-96	
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
Tenant Petitions	854		884		859		859		729		766		701		833		620	
Summary Petitions	100		104		99		94		71		73		90		103		126	
Tenant Total:	954	954	988	988	958	958	953	953	800	800	839	839	791	791	936	936	746	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 Rent 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	4,110	1,251	3,086	1,143	1,893	1,182	3,139	952	1,848	1,024	2,307	964	4,194	1,164	2,335	982	1,934
Tenant Appeals	136	136	222	222	157	157	102	102	154	154	110	110	122	122	411	411	100	100
Landlord Appeals	175	694	133	263	106	237	98	164	71	121	71	121	82	313	68	147	61	109
Total Appeals:	311	830	355	485	263	394	200	266	225	275	181	231	204	435	479	558	161	209
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	3	6	5	93	1	1	3	25	2	10	1	1	3	20	6	85	7	27
Grand Total	3,377		3,467		3,171		3,020		2,657		2,409		2,421		3,019		2,987	

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	1,016	1,144	1,144	998	998	1,089	1,089	1,065	1,065	992	992	883	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								H			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	2,908	1,565	2,899	1,541	4,770	1,703	8,414	1,557	7,475	1,600	5,957	1,237	2,712
Tenant Appeals	124	124	251	251	97	97	147	147	169	169	149	149	314	314
Landlord Appeals	71	191	57	148	74	133	89	144	68	232	54	82	69	234
Total Appeals:	195	315	308	399	171	230	236	291	237	401	203	231	383	548
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	70	233
Grand Total	4,596		5,605		5,507		5,900		5,334		4,236		3,629	

Table 1
Tenant Petitions by Zip Code • 2007-2008

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)	3	6	1		5	4	4	3	3	3	6	3	41
S. of Market	(03)	2		1	2	3	2	2	5	5	4	2	2	30
94104	(04)		3	1										4
94105	(05)													0
Potrero	(07)				1	2	1	1	2			1	1	9
Chinatown	(08)	1	2		1		1	1	1	4	1	1	2	15
Tenderloin	(09)	9	4	9	10	7	5	6	8	7	1	4	6	76
Mission	(10)	6	6	5	9	8	5	4	7	6	2	3	2	63
Fin. District	(11)											1		1
Ingleside	(12)	2	3	1	4	5	8	4	1	2		2	2	34
Eureka Valley	(14)	1	7	1	2	3	3	1		3	4	2	2	29
Western Addition	(15)	4	3	3	2	2	1	2	3	6	3	2	3	34
Parkside	(16)	2	1	3	1		2	1		4	3	1	3	21
Haight-Ashbury	(17)	4	1	7	2	3	5	9	5	4	4	1	4	49
Inner Richmond	(18)	2	3	2	2	3	1	2		5		3	1	24
Outer Richmond	(21)	2	1	4	3	1	2	5	3	5	3	4	2	35
Sunset	(22)	2	6	1	4	3	3	2	2	2	7	4	5	41
Marina	(23)	1	3	2	2	6	6		2	1	2	4	1	30
Bayview	(24)	1	1		1		1	2		2	2	3		13
West Portal	(27)				1				2	1				4
Diamond Heights	(31)	3	2	2	3			1	1	2	2	2	2	20
Lake Merced	(32)		2		4	1	1	3	4		2	3	1	21
North Beach	(33)		2	4		2	3		1	1	2	2	3	20
Portola	(34)	1	1	1	2			1	1	1	1	1	1	11
TOTALS		46	57	48	56	54	54	51	51	64	46	52	46	625



**Table 1A
Tenant Petitions • Yearly Trend**

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	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
July	297	58	158	112	163	78	63	77	57	94	73	54	48	44	39
Aug.	256	50	110	100	127	62	98	116	58	68	67	65	65	98	55
Sept.	172	77	82	77	61	177	60	79	48	53	52	44	31	80	31
Oct.	190	70	58	73	89	83	91	71	37	58	48	80	45	80	47
Nov.	133	75	72	58	49	76	89	38	43	47	92	60	80	64	42
Dec.	208	126	103	70	79	65	78	49	54	60	41	74	71	82	54
Jan.	173	123	121	93	164	61	57	89	78	83	59	52	71	66	48
Feb.	232	105	158	92	93	82	55	66	112	80	46	66	53	75	51
March	253	148	140	141	115	99	83	54	83	72	76	68	54	69	90
April	164	103	72	139	84	72	64	89	80	71	72	64	81	62	55
May	62	103	115	102	63	124	70	91	120	70	51	92	41	67	59
June	78	117	84	96	94	80	46	65	89	68	52	47	61	46	49
TOTALS	2,218	1,155	1,273	1,153	1,181	1,059	854	884	859	824	729	766	701	833	620

MONTH	FY 96-97	FY 97-98	FY 98-99	FY 99-00	FY 00-01	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
July	58	72	67	76	59	55	59	67	60	50	47	46			
Aug.	99	61	88	71	81	67	70	50	76	41	58	57			
Sept.	42	53	84	70	59	46	70	50	49	57	48	48			
Oct.	71	84	49	73	125	119	58	77	39	44	43	56			
Nov.	42	48	52	67	78	58	57	30	46	43	44	54			
Dec.	71	71	67	62	62	78	83	52	52	40	64	54			
Jan.	92	87	49	100	66	83	65	40	49	101	44	51			
Feb.	72	72	62	85	57	63	106	61	39	58	50	51			
March	77	86	69	70	99	80	64	46	39	54	61	64			
April	76	69	73	48	100	106	55	44	58	52	54	46			
May	57	100	63	86	67	79	67	50	37	53	49	52			
June	68	164	68	59	60	60	52	47	35	63	59	46			
TOTALS	825	967	791	867	913	894	806	614	579	656	621	625	0	0	0

Table 1B
Tenant Petitions • Yearly Trend

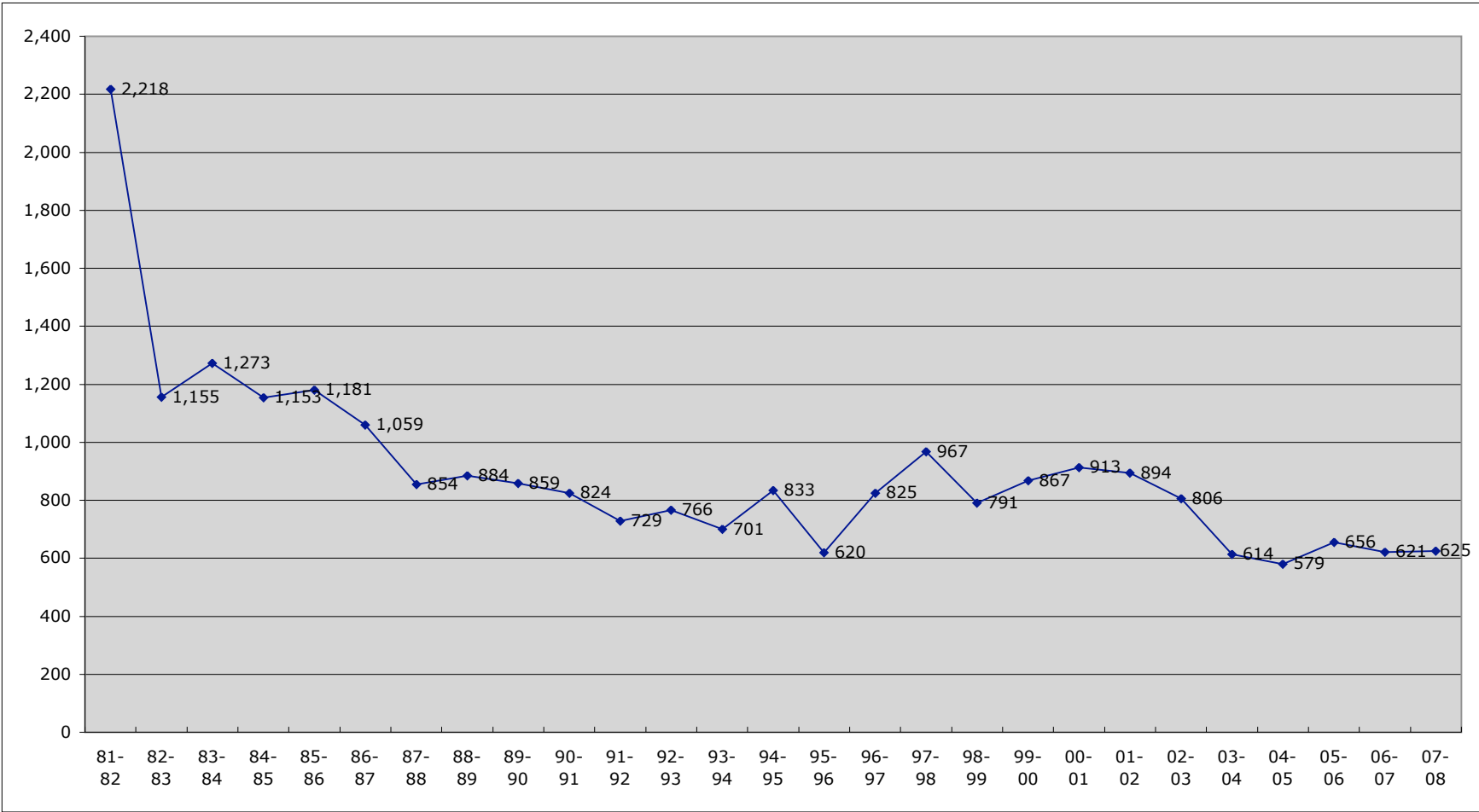


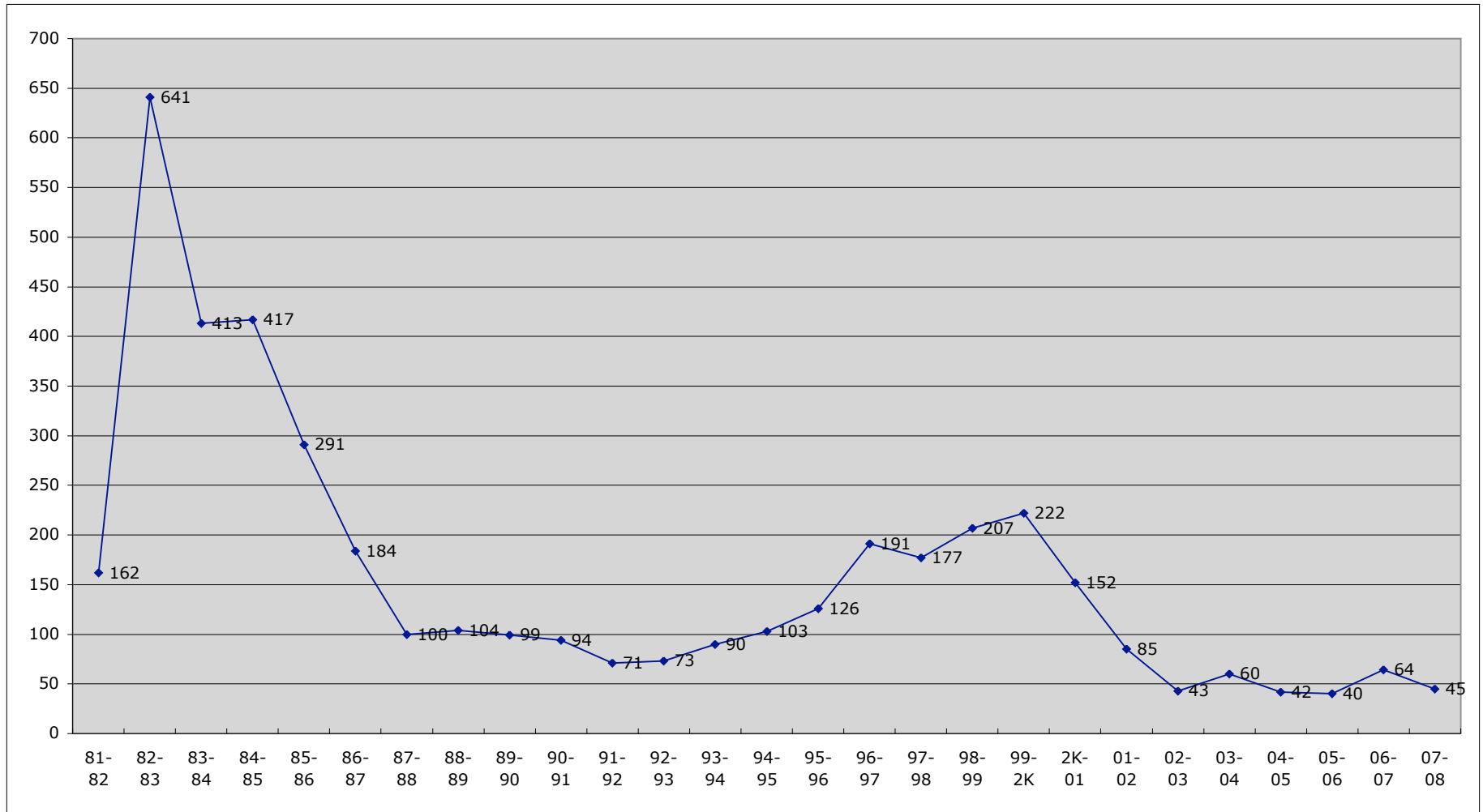
Table 2
Summary Petitions • Yearly Trend

MONTH	FY 81-82	FY 82-83	FY 83-84	FY 84-85	FY 85-86	FY 86-87	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	FY 96-97
July		98	28	71	32	17	11	11	9	8	4	6	3	6	11	19
Aug.		97	47	47	32	8	13	13	11	5	9	4	8	13	15	14
Sept.		51	30	35	23	19	17	17	13	3	6	3	6	5	4	11
Oct.		57	23	33	21	12	10	10	3	12	5	6	10	6	18	7
Nov.		26	13	35	13	7	9	9	1	5	8	4	12	4	8	12
Dec.		61	50	40	23	20	4	4	11	3	2	12	7	10	9	10
Jan.		40	40	29	22	23	9	9	7	8	8	6	4	13	9	12
Feb.		44	42	15	41	23	6	6	2	18	7	5	18	13	6	13
March		67	29	32	25	15	6	6	8	9	7	8	5	9	6	14
April	A 48	29	34	28	25	24	2	2	5	11	8	9	5	9	10	13
May	46	31	33	21	17	8	5	5	17	7	5	4	6	8	12	17
June	68	40	44	31	17	8	8	12	12	5	2	6	6	7	18	49
TOTALS	162	641	413	417	291	184	100	104	99	94	71	73	90	103	126	191

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

MONTH	FY 97-98	FY 98-99	FY 99-2K	FY 2K-01	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
July	14	10	21	15	11	1	2	2	5	5	1					
Aug.	19	15	22	14	10	6	7	2	0	5	10					
Sept.	0	13	13	11	5	7	11	2	5	6	6					
Oct.	0	13	11	10	7	5	4	4	0	6	3					
Nov.	21	10	10	8	12	1	1	3	2	5	1					
Dec.	29	23	24	19	9	4	4	6	1	3	2					
Jan.	13	14	17	9	10	6	5	3	3	4	3					
Feb.	11	22	26	12	6	3	6	6	2	5	5					
March	22	19	22	20	4	2	10	2	5	5	3					
April	16	23	12	11	4	3	4	5	4	7	3					
May	16	14	31	9	5	2	4	3	10	8	6					
June	16	31	13	14	2	3	2	4	3	5	2					
TOTALS	177	207	222	152	85	43	60	42	40	64	45	0	0	0	0	0

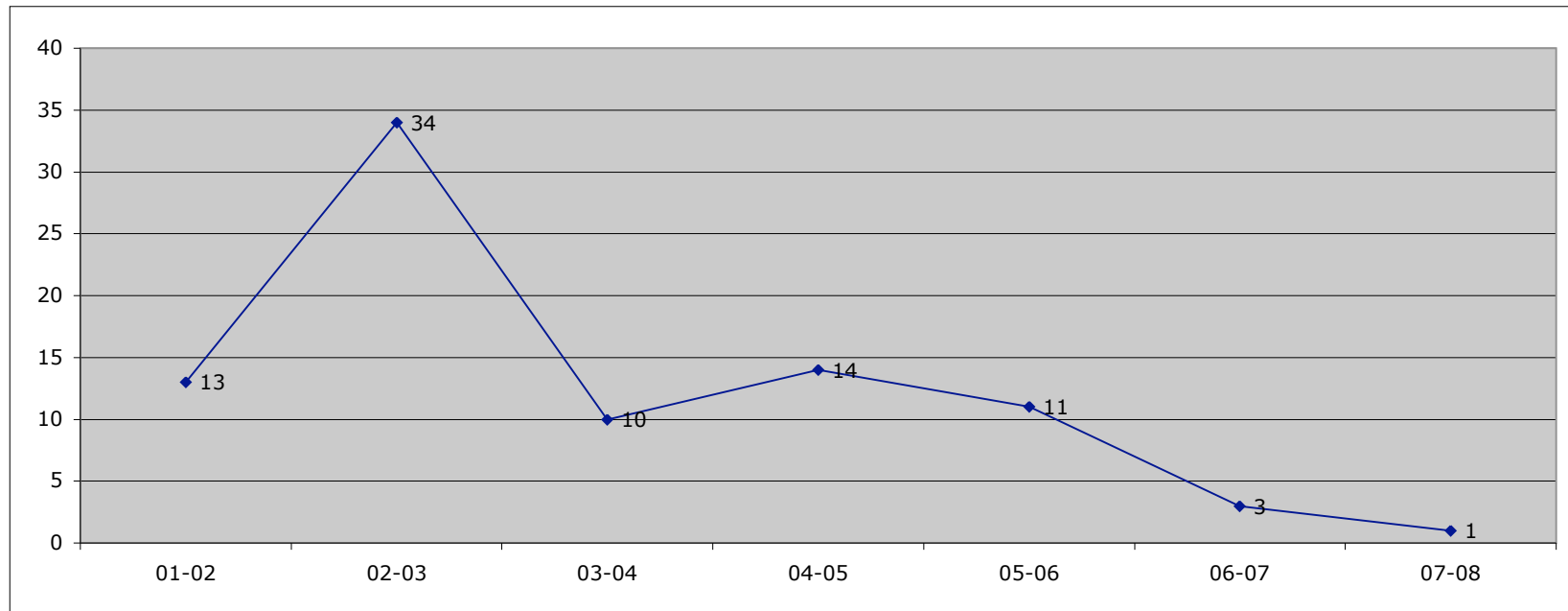
Table 2A
Summary Petitions • Yearly Trend



**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
July		3	1	1	0	0	0						
Aug.		3	0	0	1	0	0						
Sept.		5	0	1	2	0	0						
Oct.		2	1	2	3	1	0						
Nov.		2	0	1	1	0	0						
Dec.		2	0	1	1	1	0						
Jan.		4	1	2	0	0	0						
Feb.	3	2	2	0	0	0	0						
March	3	2	1	2	0	1	0						
April	2	3	1	2	0	0	0						
May	2	4	1	0	1	0	1						
June	3	2	2	2	2	0	0						
TOTALS	13	34	10	14	11	3	1	0	0	0	0	0	0

*Petitions first accepted August 2001



**Table 4
Landlord O&M/Comps Petitions by Zip Code 2007-2008**

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	8							1	8
S. of Market	(03)																	1	4			1	5			2	9
Potrero	(07)																									0	0
Chinatown	(08)																									0	0
Tenderloin	(09)													1	11			1	18	2	35					4	64
Mission	(10)				1	4								1	2	1	3						1	7	4	16	
Fin. District	(11)																									0	0
Ingleside	(12)																									0	0
Eureka Valley	(14)			1	2																	1	1			2	3
Western Addition	(15)						1	1					1	5												2	6
Parkside	(16)										1	1											1	5	2	6	
Haight-Ashbury	(17)	1	7													1	1			1	4		1	2	4	14	
Inner Richmond	(18)				2	2					1	1														3	3
Outer Richmond	(21)										1	1	1	1												2	2
Sunset	(22)	2	4								3	5										1	1			6	10
Marina	(23)						1	4																		1	4
Bayview	(24)																									0	0
West Portal	(27)	1	11																							1	11
Diamond Heights	(31)																									0	0
Lake Merced	(32)																									0	0
North Beach	(33)			1	5						1	2			1	8										3	15
Portola	(34)																									0	0
TOTALS		4	22	2	7	3	6	2	5	0	0	7	10	3	17	3	11	4	33	3	39	3	7	3	14	37	171

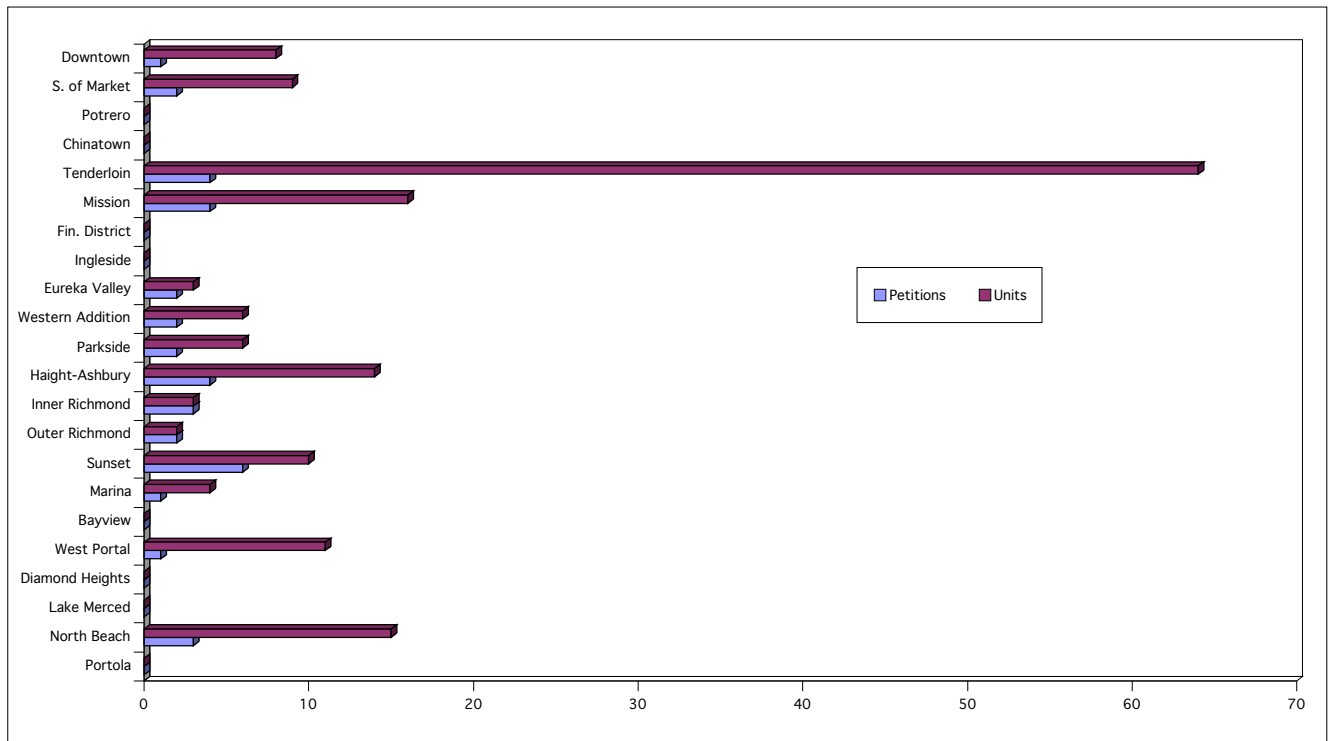


Table 4A - part 1
Landlord O&M/Comps Petitions • Yearly Trend (FY 1980/81-1999/2000)

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	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

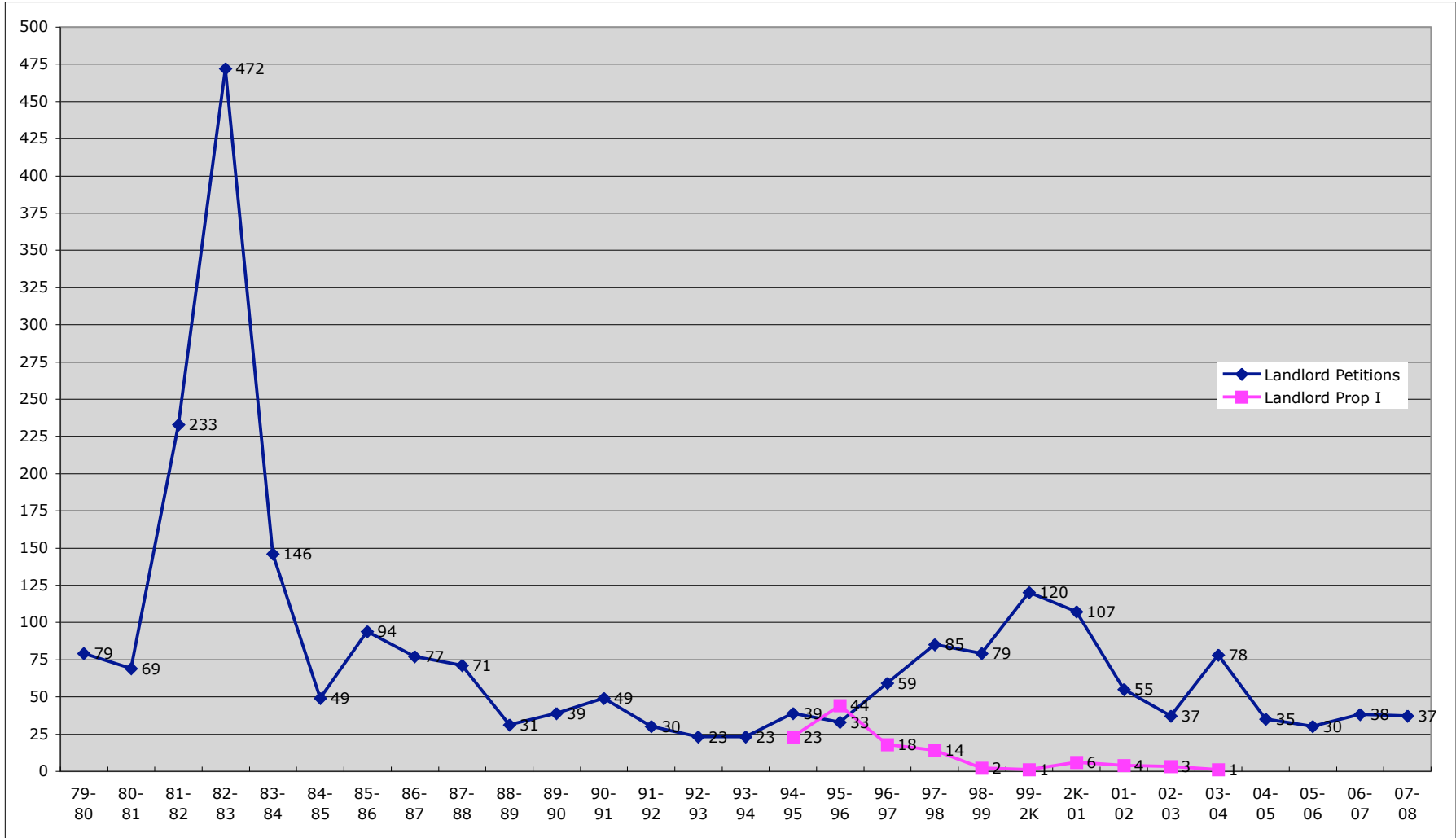
MONTH	Total 93-94		Total 94-95				Total 95-96				Total 96-97				Total 97-98				Total 98-99				Total 99-2000			
	Pet.	Units	Prop I*		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I		Prop I							
July	0	0	2	2			7	40	3	3	6	10	2	2	4	6	0	0	5	18	0	0	7	59	0	0
Aug.	1	1	1	3			1	1	4	7	7	23	1	2	6	10	3	3	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

**Table 4A - part 2
Landlord O&M/Comps Petitions • Yearly Trend (FY 2000/01-2007-2008)**

MONTH	Total 2000-01 Prop I				Total 01-02 Prop I				Total 02-03 Prop I				Total 03-04 Prop I				Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09	
	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	3	16	0	0	4	20	0	0	8	48	1	2	4	10	0	0	(D) 2	11	1	1	1	9	4	22		
Aug.	4	54	1	1	4	20	1	1	0	0	0	0	2	2	0	0	2	6	4	10	6	45	2	7		
Sept.	1	4	0	0	1	4	0	0	0	0	0	0	2	8	0	0	2	13	1	17	0	0	3	6		
Oct.	3	10	1	1	9	45	1	1	5	10	0	0	2	27	0	0	3	7	0	0	4	8	2	5		
Nov.	2	2	2	2	7	32	0	0	2	3	0	0	47	1,647	0	0	2	6	4	18	3	8	0	0		
Dec.	8	53	0	0	6	33	1	1	6	18	0	0	2	3	0	0	1	1	5	68	6	41	7	10		
Jan.	54	2,779	0	0	4	4	0	0	2	3	0	0	2	15	0	0	4	9	1	2	2	18	3	17		
Feb.	3	25	0	0	6	26	1	1	3	22	1	1	4	6	1	1	4	25	2	32	3	15	3	11		
March	6	61	0	0	3	13	0	0	5	85	1	1	2	5	0	0	1	1	2	2	6	41	4	33		
April	5	41	0	0	3	26	0	0	1	1	0	0	1	46	0	0	0	0	4	12	4	32	3	39		
May	6	39	1	1	5	11	0	0	2	2	0	0	5	13	0	0	11	36	4	16	3	17	3	7		
June	12	93	1	1	3	10	0	0	3	21	0	0	5	19	0	0	3	8	2	5	0	0	3	14		
TOTALS	107	3,177	6	6	55	244	4	4	37	213	3	4	78	1,801	1	1	35	123	30	183	38	234	37	171	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 • 2007-2008**

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	3							2	8					1	4	1	23					1	20	6	58
S. of Market	(03)																	1	1			1	35			2	36
Potrero	(07)									1	5															1	5
Chinatown	(08)	1	1	2	20			1	1			2	63					1	20							7	105
Tenderloin	(09)	2	5					3	29					1	3	4	49	1	22	2	18	4	97			17	223
Mission	(10)			3	7	1	1	3	10	1	3	2	2	1	1	1	1	2	2	2	2	3	9	2	3	21	41
Fin. District	(11)															1	4									1	4
Ingleside	(12)																									0	0
Eureka Valley	(14)	2	3	3	5	3	8	1	2	1	4	2	4	2	10					5	12	2	5	8	19	29	72
Western Addition	(15)	1	1	2	4			1	12			2	9	1	10			1	1	2	11			1	4	11	52
Parkside	(16)											1	1					2	2							3	3
Haight-Ashbury	(17)	2	2	1	1	3	3	1	3	1	5	2	8			1	1			1	2			3	12	15	37
Inner Richmond	(18)							2	15	3	15	1	6			2	28	2	8	2	10	1	9	2	3	15	94
Outer Richmond	(21)	1	9	1	2	1	4	1	1									1	2	1	3	2	16	1	10	9	47
Sunset	(22)	2	5	1	1	1	1	1	1	2	4			2	5	5	31	1	3							15	51
Marina	(23)	4	8			4	10	2	6	2	10	1	1			2	3			1	1	5	11	4	7	25	57
Bayview	(24)			3	4																					3	4
West Portal	(27)	1	11																							1	11
Diamond Heights	(31)			1	2			1	9															2	16	4	27
Lake Merced	(32)																									0	0
North Beach	(33)			1	2			5	62			1	2			1	3			1	18	1	2	1	9	11	98
Portola	(34)																									0	0
TOTALS		17	48	18	48	13	27	22	151	13	54	14	96	7	29	18	124	13	84	17	77	19	184	25	103	196	1025

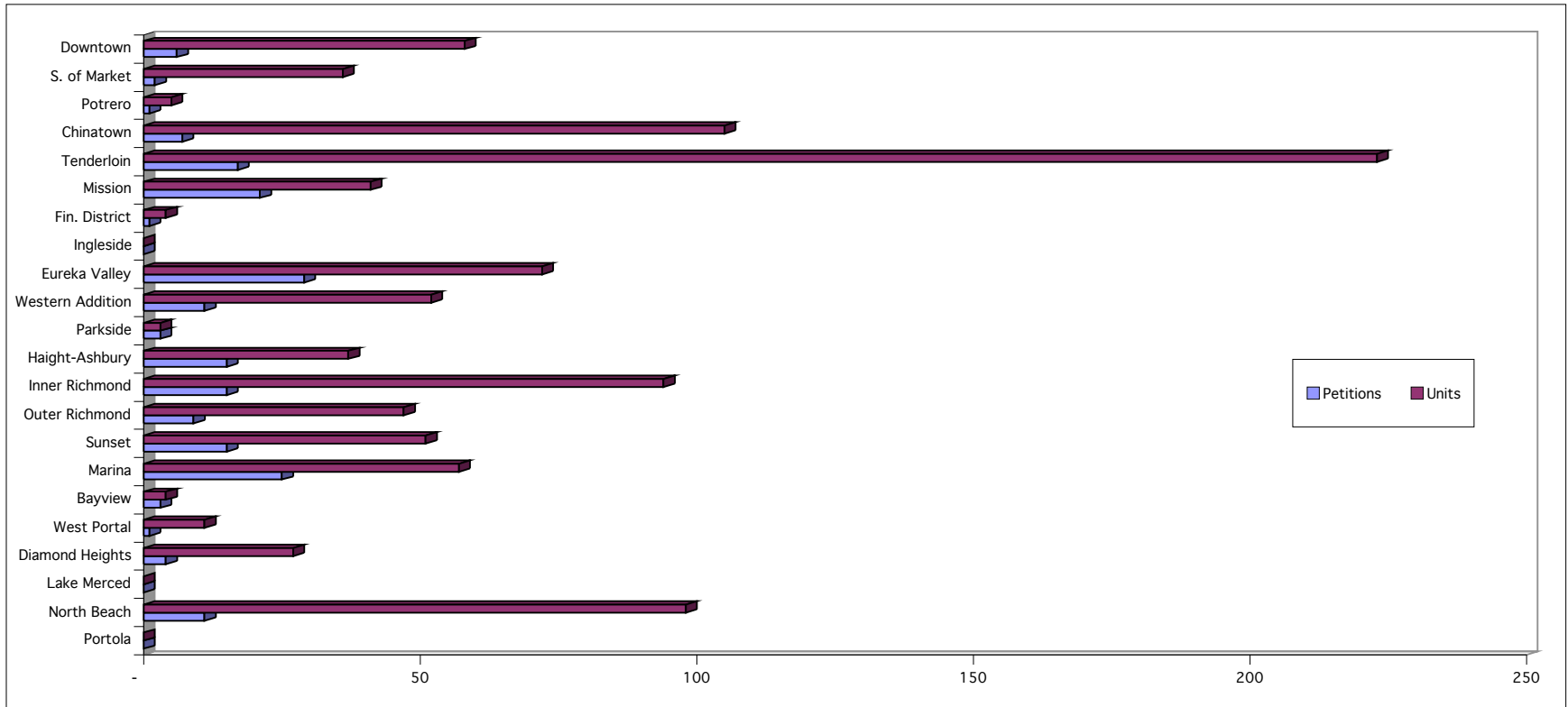


Table 5A - part 1
Capital Improvement Petitions • Yearly Trend Fiscal Years 1983/84 - 2000/01

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

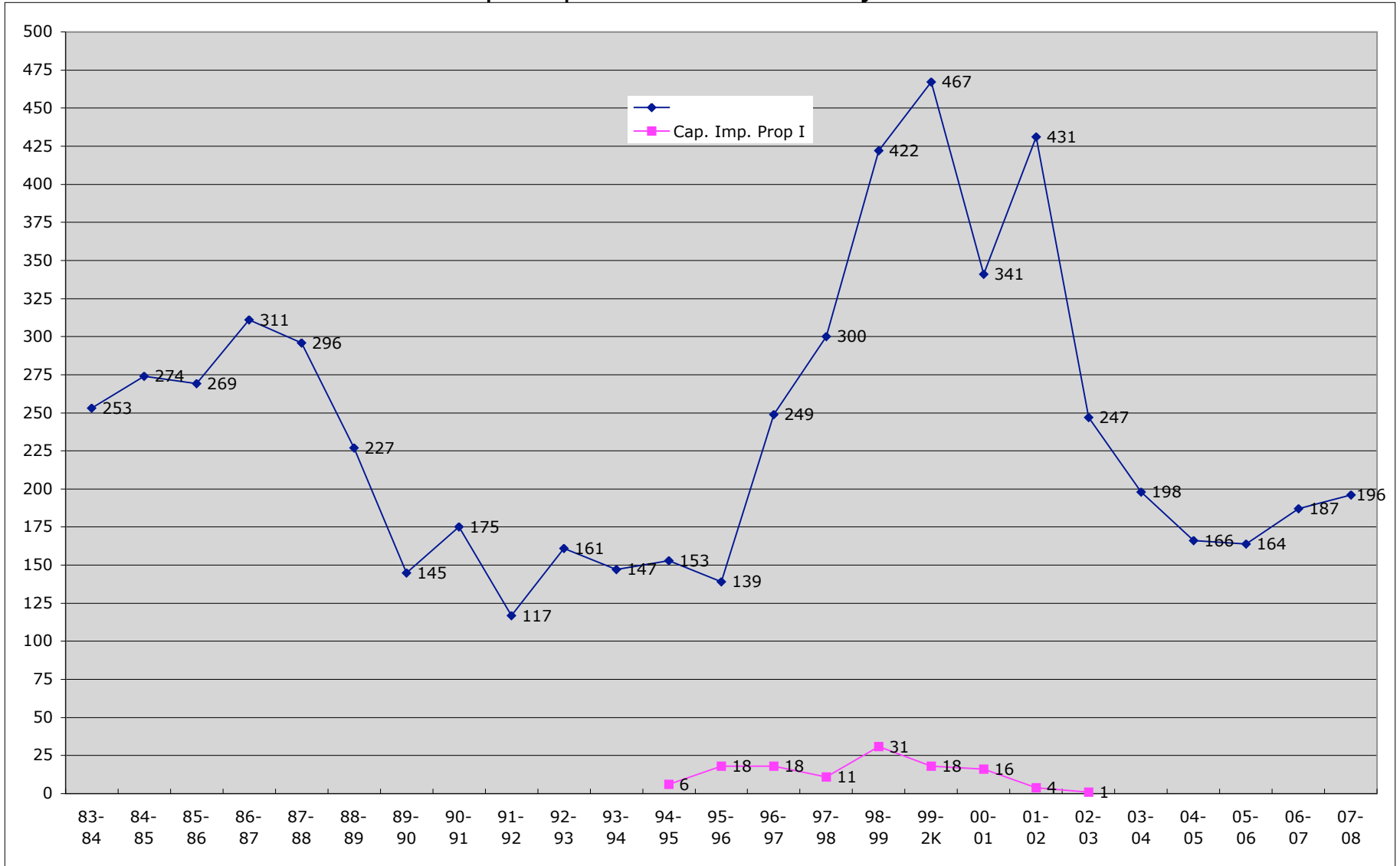
MONTH	Total 95-96 Prop I				Total 96-97 Prop I				Total 97-98 Prop I				Total 98-99 Prop I				Total 99-2000 Prop I				Total 2000-01 Prop I					
	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units	Pet.	Units
July	6	16	3	13	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 - 2007-2008

MONTH	Total 01-02 Prop I				Total 02-03 Prop I				Total 03-04		Total 04-05		Total 05-06		Total 06-07		Total 07-08		Total 08-09		Total 09-10		Total 10-11	
	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	16	51	9	34	17	48						
Aug.	13	44	0	0	29	150	0	0	18	73	8	46	11	57	20	175	18	48						
Sept.	32	906	0	0	16	70	1	1	25	63	13	225	10	71	12	80	13	27						
Oct.	89	698	0	0	25	73	0	0	16	104	13	85	13	38	19	93	22	151						
Nov.	58	809	0	0	36	293	0	0	18	94	8	20	10	106	10	72	13	54						
Dec.	36	243	0	0	32	327	0	0	25	862	7	17	17	51	28	143	14	96						
Jan.	29	780	1	1	13	70	0	0	8	52	21	57	19	62	12	48	7	29						
Feb.	45	301	0	0	23	143	0	0	22	177	19	74	8	11	10	75	18	124						
March	24	138	1	1	10	21	0	0	10	36	12	44	7	15	17	103	13	84						
April	46	306	1	1	6	14	0	0	12	93	21	59	15	36	17	85	17	77						
May	38	210	1	1	14	61	0	0	18	46	15	62	22	158	19	89	19	184						
June	19	141	0	0	19	165	0	0	12	55	15	158	16	51	14	46	25	103						
TOTALS	431	4,588	4	4	247	1,542	1	1	198	1,691	166	908	164	707	187	1,043	196	1,025	0	0	0	0	0	0

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

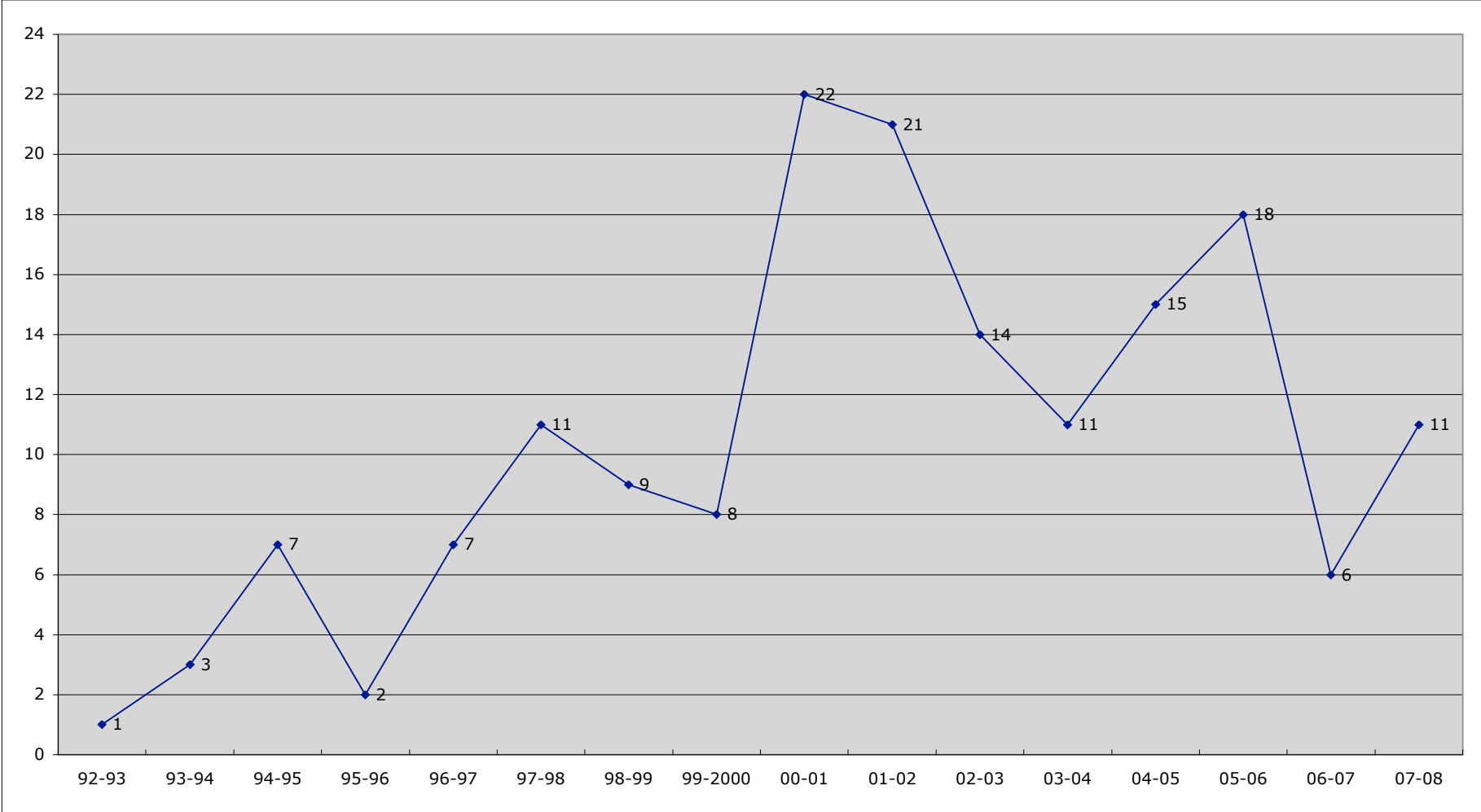
Table 5B
Capital Improvement Petitions • Yearly Trend



**Table 6
Landlord Extension of Time Petitions by Zip Code • 2007-2008**

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)			1	1																					1	1	
Potrero	(07)																									0	0	
Chinatown	(08)																									0	0	
Tenderloin	(09)													1	1											1	1	
Mission	(10)																						1	1	1	1		
Fin. District	(11)																									0	0	
Ingleside	(12)											1	1													1	1	
Eureka Valley	(14)													1	1											1	1	
Western Addition	(15)									1	2															1	2	
Parkside	(16)																									0	0	
Haight-Ashbury	(17)															1	1									2	7	
Inner Richmond	(18)						1	2																		1	2	
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)						1	5																		1	5	
Lake Merced	(32)																									0	0	
North Beach	(33)																									0	0	
Portola	(34)																									0	0	
TOTALS		0	0	1	1	0	0	2	7	2	8	1	1	2	2	1	1	0	0	0	0	0	0	0	2	3	11	23

Table 6B
Landlord Extension of Time Petitions • Yearly Trend



**Table 7
 Tenant in Occupancy Petitions (Regulation 1.21) • 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	9	9	10	10	3	3	2	2	5	5	9	9	9	10														
Aug.	14	14	1	1	3	3	7	7	8	8	6	6	3	3														
Sept.	7	7	4	4	3	3	2	2	6	6	3	3	1	1														
Oct.	9	9	4	4	2	2	6	6	4	4	0	0	5	7														
Nov.	9	9	3	3	1	1	4	4	6	6	5	5	3	3														
Dec.	6	6	1	1	3	3	1	1	6	6	6	6	0	0														
Jan.	4	4	1	1	3	3	2	2	2	2	7	7	0	0														
Feb.	7	7	4	4	4	4	1	1	4	4	2	2	2	2														
March	3	3	2	2	2	2	8	8	6	6	5	5	3	3														
April	11	11	4	4	6	6	4	4	4	4	9	9	1	1														
May	10	10	3	3	1	1	3	3	8	8	1	1	2	2														
June	4	4	8	8	4	4	3	3	6	6	4	4	0	0														
TOTALS	93	93	45	45	35	35	43	43	65	65	57	57	29	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Effective Date of Legislation: June 5, 2001

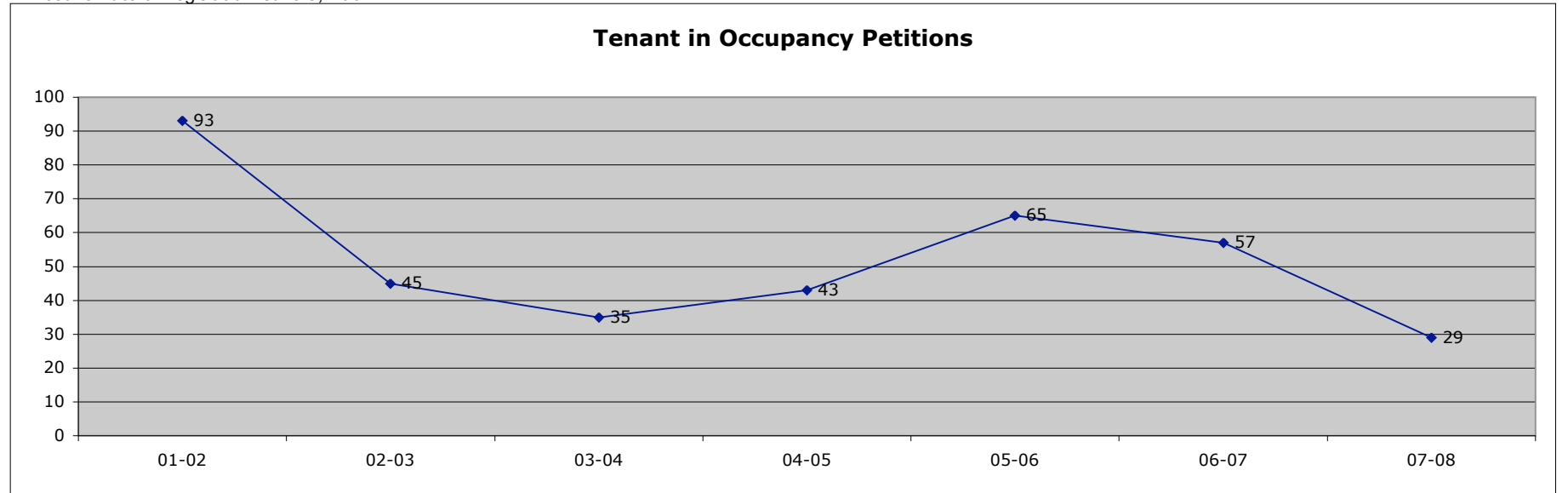


TABLE 8
Annual Eviction Notices • 2007-2008

MONTH	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Non-Pay	15	14	10	10	7	10	6	10	3	5	5	3	98
Late-Pay	3	13	5	7	8	8	11	7	9	7	7	3	88
Breach	21	47	46	59	35	26	39	42	29	27	25	28	424
Nuisance	26	34	17	33	23	19	28	23	33	30	26	25	317
Illegal	4	5	1	5	1	1	2	4	2	3	5	6	39
Agreement	2	1	3	1	1	0	0	0	0	0	0	1	9
Access	3	2	2	2	1	2	3	1	0	2	1	1	20
Sub	1	2	0	0	1	0	1	1	2	1	0	4	13
Own-Occ	14	14	17	16	6	16	12	16	15	13	11	11	161
Condo	0	1	0	0	0	0	0	1	0	0	0	0	2
Demolition	3	2	1	0	8	0	6	3	4	6	4	2	39
Capital Imp.	5	1	1	9	3	17	7	2	3	5	3	0	56
Rehab	0	0	0	0	0	0	0	0	0	0	0	0	0
Ellis	10	36	24	20	12	43	7	16	22	25	47	3	265
Roommate	2	1	4	1	1	0	2	1	1	1	2	3	19
Lead	1	0	1	0	0	0	0	0	0	0	0	0	2
Other	5	6	1	5	0	3	6	4	3	1	11	3	48
TOTALS	115	179	133	168	107	145	130	131	126	126	147	93	1,600

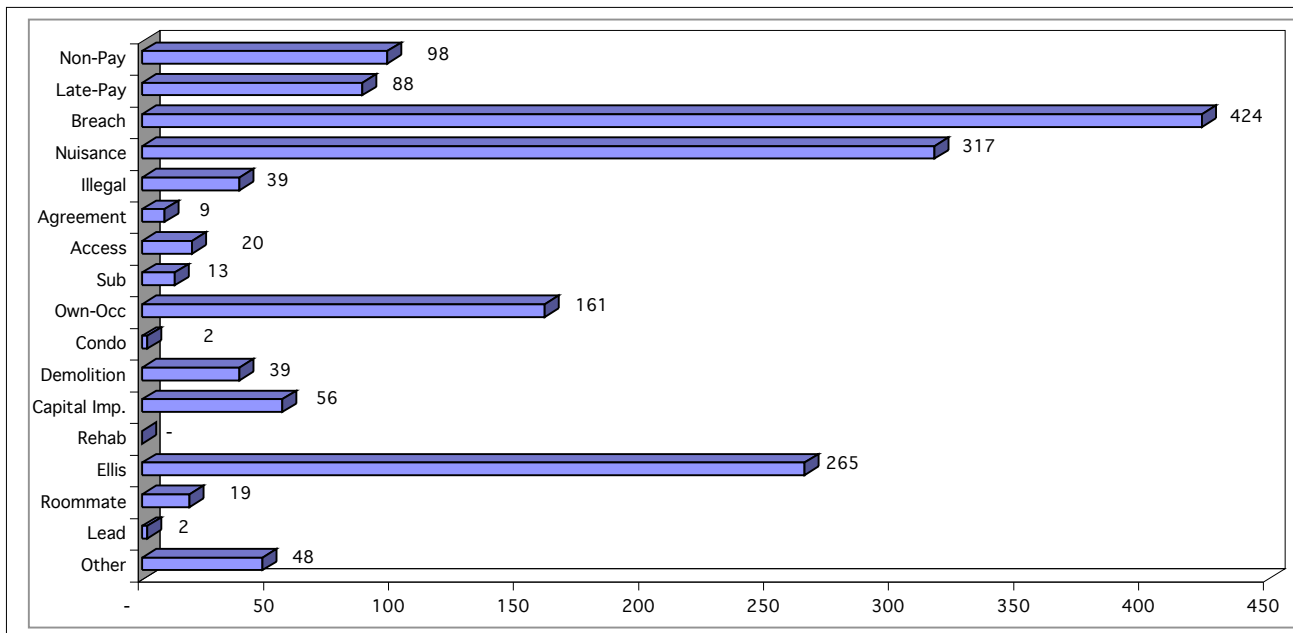
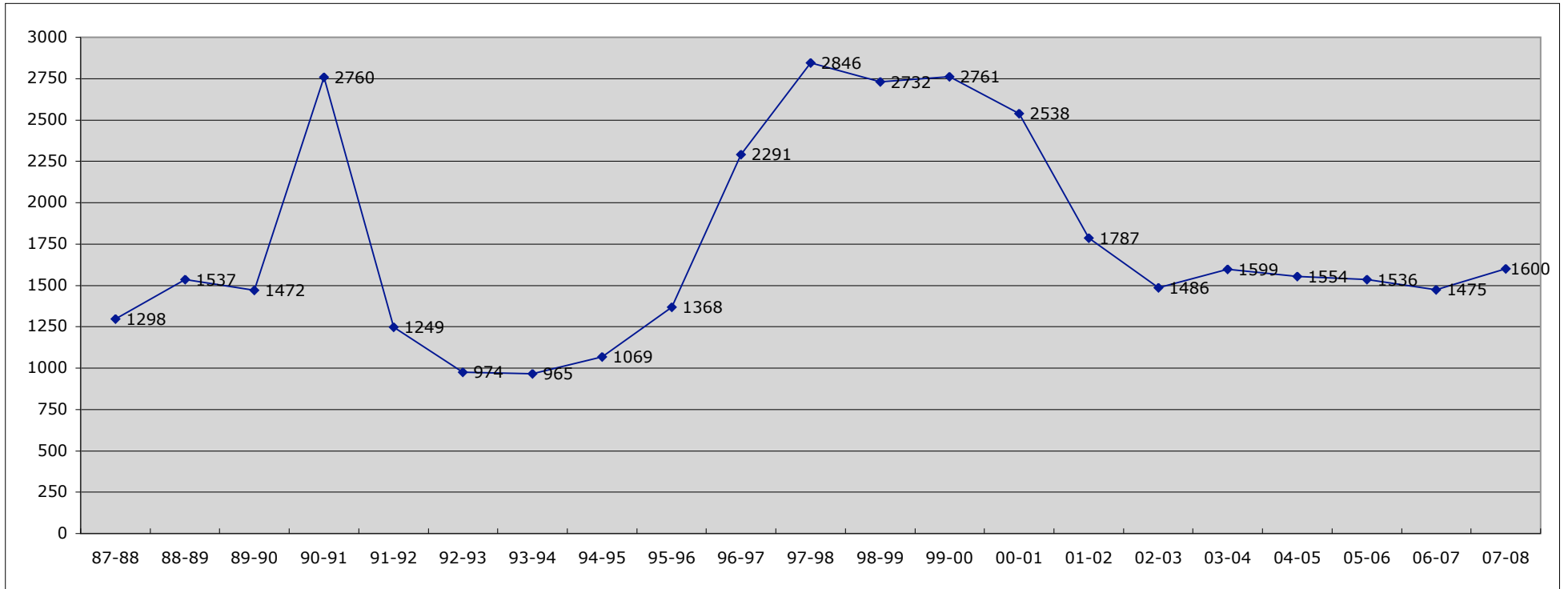


Table 8A - 2
Annual Eviction Notices • Yearly Trend



**Table 8B
Annual OMI Eviction Notices by Zip Code • 2007-2008**

Neighborhood	ZipCode	July	Aug.	Sept.	Oct	Nov.	Dec.	Jan.	Feb	March	April	May	June	Total
Downtown	(02)													0
S. of Market	(03)	1					2		1			2		6
94104	(04)													0
94105	(05)	1												1
Potrero	(07)							1						1
Chinatown	(08)				1									1
Tenderloin	(09)	1		1			1					1	1	5
Mission	(10)	1	1	4	2	1	2	2	3	2	2	1	2	23
Fin. District	(11)													0
Ingleside	(12)	2	2	2	1	1	2						2	12
Eureka Valley	(14)	1	1		1		1		3	3	3	1		14
Western Addition	(15)	1	1	2	1	1	1							7
Parkside	(16)		1	1		1				1	1			5
Haight-Ashbury	(17)			2		2	2	3	2				2	13
Inner Richmond	(18)	2	1		1		2	1	1	1	1	2		12
Outer Richmond	(21)	1		2	1			1				1	3	9
Sunset	(22)		3	2	3		1	2	2	2	2	2		19
Marina	(23)	1	2	1	4				2					10
Bayview	(24)						1		1					2
West Portal	(27)	1	1					1	1			1		5
Diamond Heights	(31)	1			1		1			2	2			7
Lake Merced	(32)		1					1		1	1			4
North Beach	(33)												1	1
Portola	(34)									1	1			2
TOTALS		14	14	17	16	6	16	12	16	13	13	11	11	159

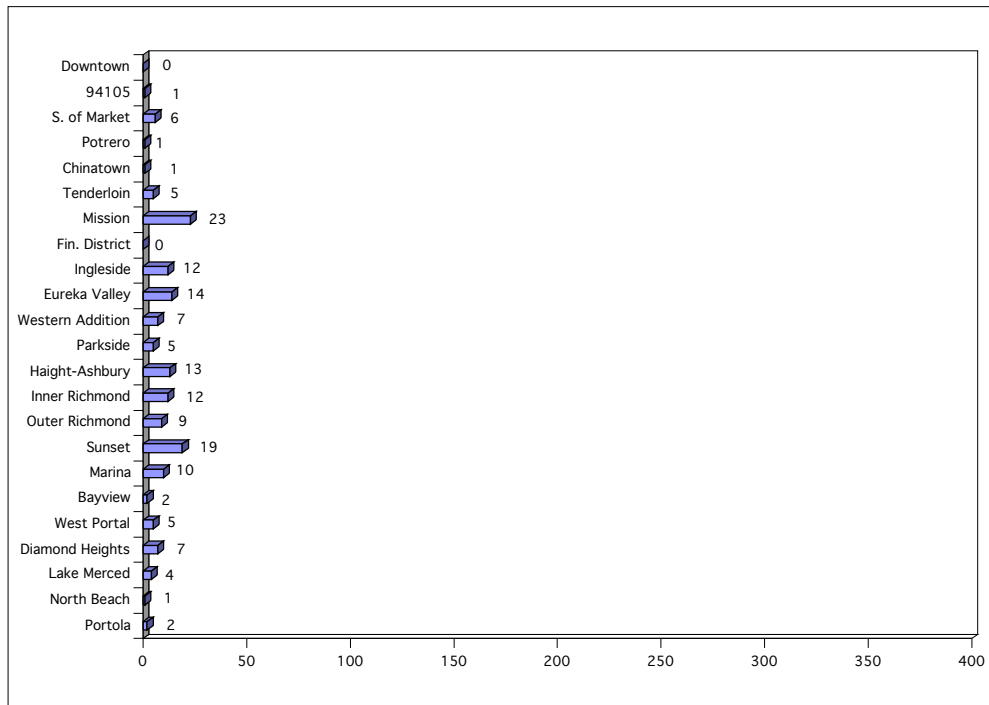
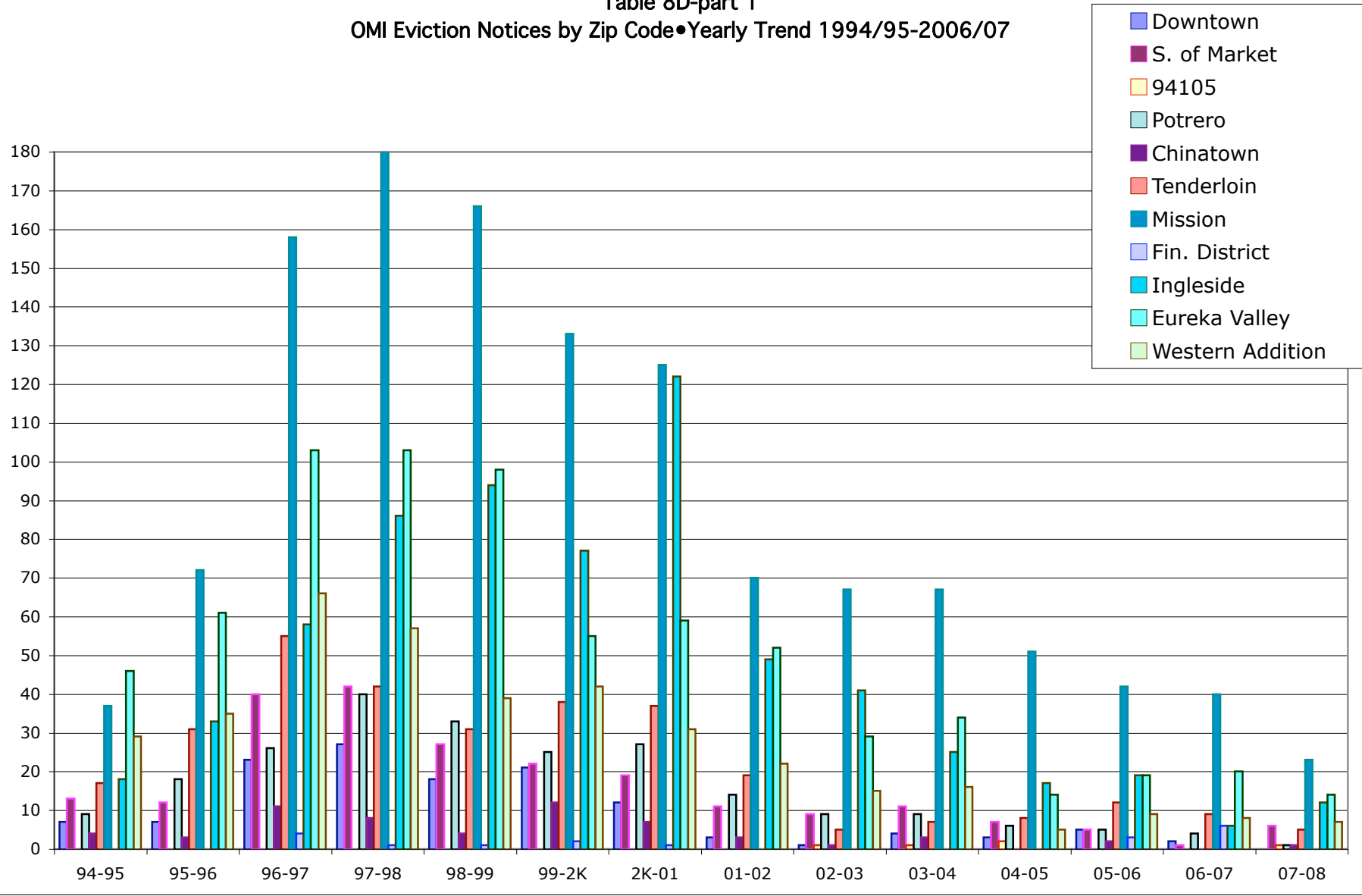


Table 8C
OMI Eviction Notices • Yearly Trend by Zip Code

Neighborhood	ZipCode	94-95	95-96	96-97	97-98	98-99	99-2K	2K-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	Totals
Downtown	(02)	7	7	23	27	18	21	12	3	1	4	3	5	2	0	133
S. of Market	(03)	13	12	40	42	27	22	19	11	9	11	7	5	1	6	225
94105	(05)								0	1	1	2	0	0	1	5
Potrero	(07)	9	18	26	40	33	25	27	14	9	9	6	5	4	1	226
Chinatown	(08)	4	3	11	8	4	12	7	3	1	3	0	2	0	1	59
Tenderloin	(09)	17	31	55	42	31	38	37	19	5	7	8	12	9	5	316
Mission	(10)	37	72	158	217	166	133	125	70	67	67	51	42	40	23	1268
Fin. District	(11)			4	1	1	2	1	0	0	0	0	3	6	0	18
Ingleside	(12)	18	33	58	86	94	77	122	49	41	25	17	19	6	12	657
Eureka Valley	(14)	46	61	103	103	98	55	59	52	29	34	14	19	20	14	707
Western Addition	(15)	29	35	66	57	39	42	31	22	15	16	5	9	8	7	381
Parkside	(16)	15	8	38	50	62	60	51	21	22	17	15	9	12	5	385
Haight-Ashbury	(17)	26	39	100	156	109	54	41	28	31	29	27	16	11	13	680
Inner Richmond	(18)	23	25	96	101	61	61	77	62	34	22	14	13	15	12	616
Outer Richmond	(21)	28	21	56	97	69	65	58	40	24	23	34	26	16	9	566
Sunset	(22)	23	35	72	103	133	91	118	89	45	30	21	27	24	19	830
Marina	(23)	25	29	48	84	49	23	23	17	11	18	17	4	11	10	369
Bayview	(24)	1	2	9	11	43	31	33	20	17	7	3	3	0	2	182
West Portal	(27)	2	1	11	28	12	10	12	2	9	8	5	4	3	5	112
Diamond Heights	(31)	10	15	36	58	44	35	35	22	20	8	10	5	8	7	313
Lake Merced	(32)	2	4	7	19	13	15	13	6	3	5	9	5	1	4	106
North Beach	(33)	20	23	35	38	51	27	40	4	12	5	7	9	10	1	282
Portola	(34)	6	7	22	42	43	38	50	40	16	15	13	6	3	2	303
TOTALS		361	481	1074	1410	1200	937	991	594	422	364	288	248	210	159	8739

Table 8D-part 1
 OMI Eviction Notices by Zip Code • Yearly Trend 1994/95-2006/07



**Table 9
Report of Alleged Wrongful Eviction by Zip Code • 2007-2008**

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)	3	4	5	2	1	3	1	2	5	1	1	1	29
S. of Market	(03)			2	2	3	3	2	2	1	3		1	19
94104	(04)		6							1		1		8
94105	(05)													0
Potrero	(07)		1	4	1	2			2		1			11
Chinatown	(08)	2	1	1			3			1				8
Tenderloin	(09)	4	2	2	6	7	4	6	6	3	3		2	45
Mission	(10)	6	5	8	3	8	3	3		9	8	6	2	61
Fin. District	(11)								5			1		6
Ingleside	(12)	7	6	3	9	3	2	3	2	2	3	4	5	49
Eureka Valley	(14)	1	5	2		3		1	2	1	6	3		24
Western Addition	(15)	1	3	2	1	3			3	1	2	1	2	19
Parkside	(16)	2	1	5	1	3	2	2	2	1		2	3	24
Haight-Ashbury	(17)	3	3	1	1	4	5	2	2	5	2	5	2	35
Inner Richmond	(18)		1	2	2	2	3	1	1	3	6	2	1	24
Outer Richmond	(21)	2	2	3	2	1	2		3	1	5	3	3	27
Sunset	(22)	4	5	3	8	3	3		2	5	5	1	4	43
Marina	(23)	2	1		1	2	1	2		1	1	2		13
Bayview	(24)	1	3		1	2	1	2	4	1	2	4	2	23
West Portal	(27)									2	1	2		5
Diamond Heights	(31)		2	1	3					3	1			10
Lake Merced	(32)			4	3	1	1		2	6	2			19
North Beach	(33)	2	1	2			1	1	2	2	1	1	2	15
Portola	(34)	1	1		1				2	1	2	2	4	14
TOTALS		41	53	50	47	48	37	26	44	55	55	41	34	531

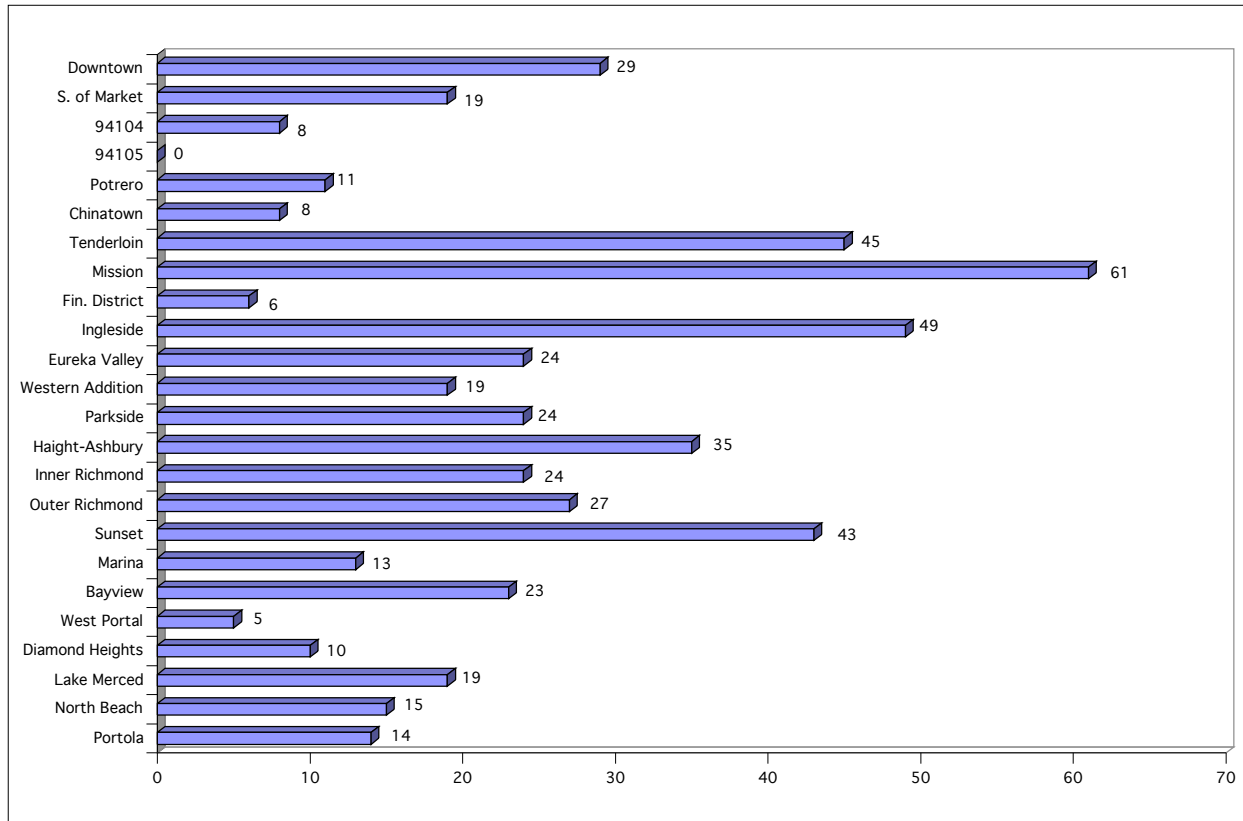


Table 9A
Report of Alleged Wrongful Eviction • Yearly Trend

MONTH	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
July	95	81	61	17	29	26	24	19	29	20	41	73	62	59
Aug.	95	68	45	30	37	24	13	14	31	34	35	49	72	81
Sept.	71	73	36	25	26	10	20	19	24	26	34	57	71	110
Oct.	91	75	41	26	15	18	18	21	14	19	24	66	73	79
Nov.	58	50	34	18	12	13	17	23	12	28	25	53	76	86
Dec.	70	38	43	35	20	21	14	22	19	25	31	47	66	60
Jan.	70	54	37	22	24	23	18	13	38	12	34	57	92	76
Feb.	58	56	28	22	26	27	23	16	25	28	41	53	73	62
March	88	51	29	30	28	21	23	18	29	20	36	53	63	91
April	76	40	26	19	24	24	16	18	31	28	58	85	76	69
May	49	52	18	51	27	25	29	18	15	33	69	66	73	93
June	66	42	41	24	24	23	14	28	18	29	55	78	81	83
TOTALS	887	680	439	319	292	255	229	229	285	302	483	737	878	949

MONTH	Year 99-00	Year 00-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12	Year 12-13
July	86	75	66	44	41	32	31	28	41					
Aug.	78	122	65	51	35	30	42	53	53					
Sept.	67	90	51	60	35	17	45	51	50					
Oct.	89	72	51	29	26	32	42	28	47					
Nov.	86	58	43	32	27	29	35	46	48					
Dec.	83	58	42	28	22	14	37	28	37					
Jan.	78	64	48	39	39	25	31	29	26					
Feb.	91	75	38	36	45	15	30	48	44					
March	77	72	45	34	36	33	36	36	55					
April	87	88	43	36	36	33	39	43	55					
May	88	60	45	37	37	39	29	35	41					
June	81	61	46	27	29	58	48	41	34					
TOTALS	991	895	583	453	408	357	445	466	531	0	0	0	0	0

Table 9B
Report of Alleged Wrongful Eviction • Yearly Trend

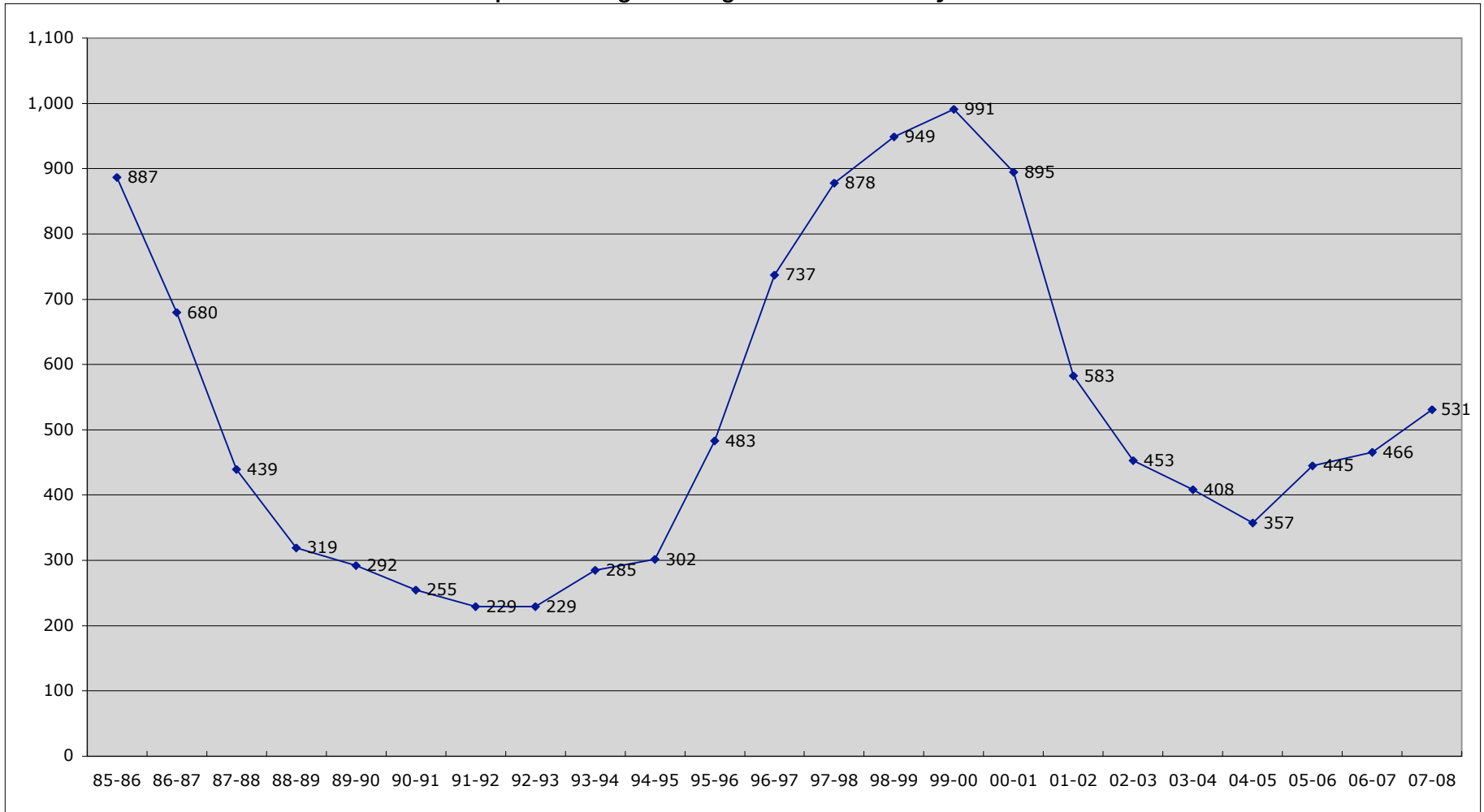


Table 9C
Report of Alleged Wrongful Eviction • Yearly Trend by Zip Code

Neighborhood	Zip	Year 85-86	Year 86-87	Year 87-88	Year 88-89	Year 89-90	Year 90-91	Year 91-92	Year 92-93	Year 93-94	Year 94-95	Year 95-96	Year 96-97	Year 97-98	Year 98-99
Downtown	(02)	36	38	35	11	18	14	12	15	28	16	31	35	53	45
S. of Market	(03)	44	27	20	10	31	19	9	18	24	13	33	35	41	43
94104	(04)	0	1	0	0	0	0	0	1	0	0	2	0	0	0
94105	(05)	0	1	0	0	1	0	0	0	4	1	0	1	0	1
Potrero	(07)	20	18	10	10	10	5	5	4	4	5	10	8	11	18
Chinatown	(08)	17	15	6	12	3	1	4	2	6	6	9	11	8	7
Tenderloin	(09)	92	86	44	36	20	21	27	24	20	21	33	69	56	64
Mission	(10)	135	99	65	53	39	42	40	39	42	53	77	121	152	175
Fin. District	(11)	1	0	2	1	1	1	1	1	2	1	0	2	1	3
Ingleside	(12)	36	22	19	12	13	12	13	14	16	27	46	51	75	87
Eureka Valley	(14)	68	39	35	21	24	17	14	10	26	29	26	58	45	59
Western Addition	(15)	58	38	23	20	15	10	12	18	9	10	27	36	40	34
Parkside	(16)	16	11	11	5	4	5	5	5	7	13	11	7	30	28
Haight-Ashbury	(17)	91	59	37	49	32	30	16	14	32	24	34	60	79	76
Inner Richmond	(18)	47	26	26	15	18	17	8	10	13	13	22	37	40	44
Outer Richmond	(21)	41	35	18	10	10	14	14	10	4	8	25	26	44	46
Sunset	(22)	47	41	23	11	15	16	15	15	11	10	24	50	47	59
Marina	(23)	31	33	14	11	18	8	7	7	4	11	16	16	29	26
Bayview	(24)	13	20	6	1	0	2	1	3	6	12	7	22	17	32
West Portal	(27)	2	2	0	2	0	0	1	1	1	3	3	5	11	10
Diamond Heights	(31)	28	18	14	12	3	9	4	7	10	6	13	35	38	18
Lake Merced	(32)	13	9	6	1	3	3	4	5	1	4	9	12	9	18
North Beach	(33)	34	31	15	7	6	9	10	3	6	11	12	21	23	26
Portola	(34)	17	10	10	8	4	4	7	3	9	5	13	19	29	30
TOTALS		887	679	439	318	288	259	229	229	285	302	483	737	878	949

Neighborhood	Zip	Year 99-2K	Year 2K-01	Year 01-02	Year 02-03	Year 03-04	Year 04-05	Year 05-06	Year 06-07	Year 07-08	Year 08-09	Year 09-10	Year 10-11	Year 11-12	Year 12-13
Downtown	(02)	46	44	25	29	23	23	27	24	29					
S. of Market	(03)	48	44	21	31	25	22	28	21	19					
94104	(04)	0	0	0	0	0	0	0	0	8					
94105	(05)	2	0	0	0	1	0	0	0	0					
Potrero	(07)	20	19	8	6	5	7	2	8	11					
Chinatown	(08)	15	12	6	11	12	6	10	8	8					
Tenderloin	(09)	85	55	47	27	33	31	46	32	45					
Mission	(10)	171	144	78	48	58	52	69	47	61					
Fin. District	(11)	2	2	0	2	1	1	1	2	6					
Ingleside	(12)	91	85	60	45	45	27	29	59	49					
Eureka Valley	(14)	49	43	27	16	18	13	17	30	24					
Western Addition	(15)	41	29	20	19	14	12	15	12	19					
Parkside	(16)	28	24	21	24	12	20	14	14	24					
Haight-Ashbury	(17)	66	74	52	26	23	25	40	35	35					
Inner Richmond	(18)	51	43	32	30	17	13	13	25	24					
Outer Richmond	(21)	54	46	32	19	12	18	29	27	27					
Sunset	(22)	65	65	54	34	22	21	26	26	43					
Marina	(23)	14	18	11	14	11	9	6	8	13					
Bayview	(24)	37	39	19	19	15	13	24	22	23					
West Portal	(27)	5	6	2	7	6	2	5	2	5					
Diamond Heights	(31)	17	17	21	7	11	9	9	14	10					
Lake Merced	(32)	16	14	6	9	6	12	13	11	19					
North Beach	(33)	27	28	12	16	14	10	12	29	15					
Portola	(34)	40	44	29	13	24	11	10	10	14					
TOTALS		990	895	583	452	408	357	445	466	531	0	0	0	0	0

**Table 10
Tenant Appeals by Zip Code • 2007-2008**

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)		3			2					2			7
S. of Market	(03)			2										2
S. of Market	(06)													0
Potrero	(07)													0
Chinatown	(08)										1			1
Tenderloin	(09)	1				1	3	3	2	1	6	3	1	21
Mission	(10)		1				1		1	1			1	5
Fin. District	(11)					2								2
Ingleside	(12)													0
Eureka Valley	(14)	1				2			1					4
Western Addition	(15)								1					1
Parkside	(16)					1								1
Haight-Ashbury	(17)	1												1
Inner Richmond	(18)						1						1	2
Outer Richmond	(21)												1	1
Sunset	(22)													0
Marina	(23)	1				1		1			1		2	6
Bayview	(24)	1												1
West Portal	(27)					1								1
Diamond Heights	(31)						1			1				2
Lake Merced	(32)	4		3			2				1	1		11
North Beach	(33)				1	1				2	3	1	1	9
Portola	(34)													0
TOTALS		9	4	5	1	11	8	4	5	5	14	5	7	78

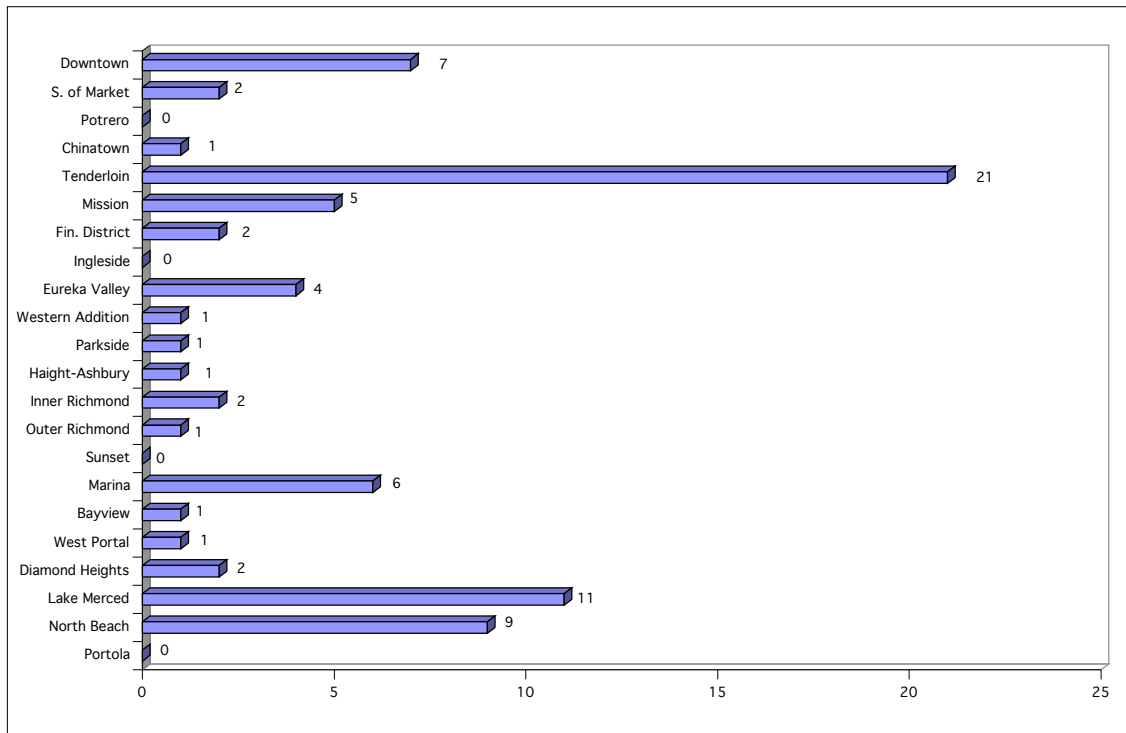
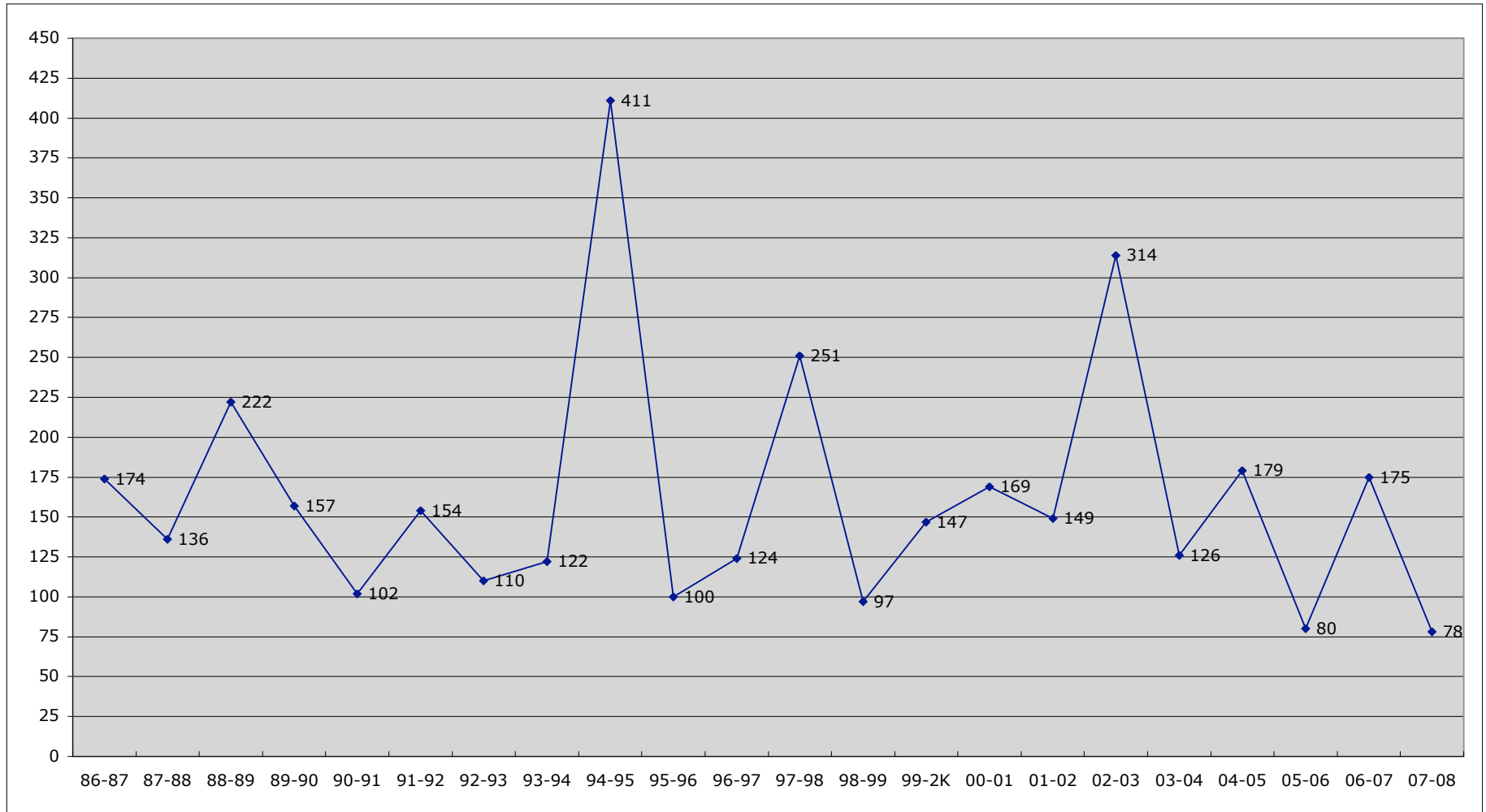


Table 10B
Tenant Appeals • Yearly Trend



**Table 11
Landlord Appeals by Zip Code • 2007-2008**

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	
S. of Market	(03)																									0	0	
94104	(04)																									0	0	
Potrero	(07)																									0	0	
Chinatown	(08)	1	1			1	1									1	1									3	3	
Tenderloin	(09)	1	1									1	1								2	2	3	3			5	5
Mission	(10)					1	1			1	1	2	3			2	2			2	2						8	9
Fin. District	(11)	2	152																							2	152	
Ingleside	(12)			1	1																		1	1			2	2
Eureka Valley	(14)							2	4	1	1	1	1									1	1			5	7	
Western Addition	(15)									1	1									1	1	1	1			3	3	
Parkside	(16)					1	1																			1	1	
Haight-Ashbury	(17)	1	1	1	1					1	1									1	1	1	1	1	3		6	8
Inner Richmond	(18)															1	15									1	15	
Outer Richmond	(21)																			1	3	1	1			2	4	
Sunset	(22)			1	1	1	1			1	1					1	1	1	1			1	1			6	6	
Marina	(23)							1	1					1	12											2	13	
Bayview	(24)			1	1																					1	1	
West Portal	(27)																									0	0	
Diamond Heights	(31)									1	1	1	1					1	5	2	2					5	9	
Lake Merced	(32)																									0	0	
North Beach	(33)															1	1					1	1			2	2	
Portola	(34)																									0	0	
TOTALS		5	155	4	4	4	4	3	5	6	6	5	6	1	12	7	21	2	6	7	9	10	10	1	3	55	241	

Table 11B
Landlord Appeals • Yearly Trend

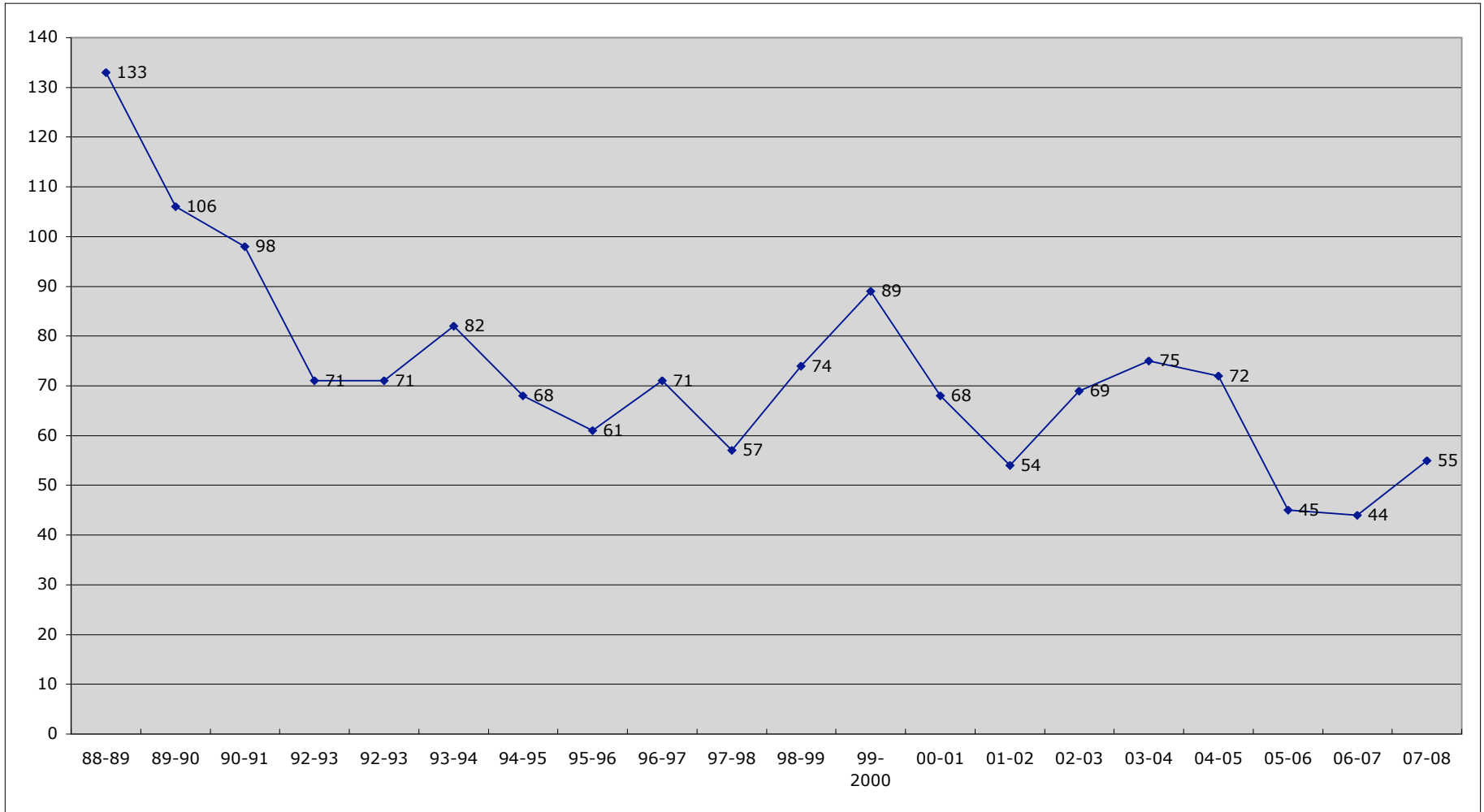


Table 12
Ellis Petitions by Zip Code • 2007-2008

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	4							1	1			1	7			3	12	
S. of Market	(03)								1	8					1	3							1	9			3	20
94104	(04)																									0	0	
Potrero	(07)															1	4									1	4	
Chinatown	(08)								1	3																1	3	
Tenderloin	(09)												1	3					3	16						5	25	
Mission	(10)			1	3			1	11	3	13	2	9	2	5	1	1	1	4	1	2					12	48	
Fin. District	(11)																									0	0	
Ingleside	(12)					1	2															1	2			2	4	
Eureka Valley	(14)	2	6	2	12	1	6								1	2				3	19	1	3			10	48	
Western Addition	(15)													1	8						1	6				2	14	
Parkside	(16)			1	2			1	2																	2	4	
Haight-Ashbury	(17)			1	10							4	25			3	15					2	5			10	55	
Inner Richmond	(18)	1	2			2	10					3	10					4	14							10	36	
Outer Richmond	(21)	2	4									1	2									3	11	1	2	7	19	
Sunset	(22)	1	2			1		1	4									1	2	1	4			2	3	7	15	
Marina	(23)						1																			0	1	
Bayview	(24)											1	1													1	1	
West Portal	(27)																							1	2	1	2	
Diamond Heights	(31)	1	1	1	4											1	6					1	12			4	23	
Lake Merced	(32)																									0	0	
North Beach	(33)			2	12	2	12	1	8	1	5	1	3	2	12							1	6			10	58	
Portola	(34)					1	1																			1	1	
TOTALS		7	15	8	43	9	38	6	36	5	22	13	53	6	28	7	28	10	37	6	31	11	55	4	7	92	393	

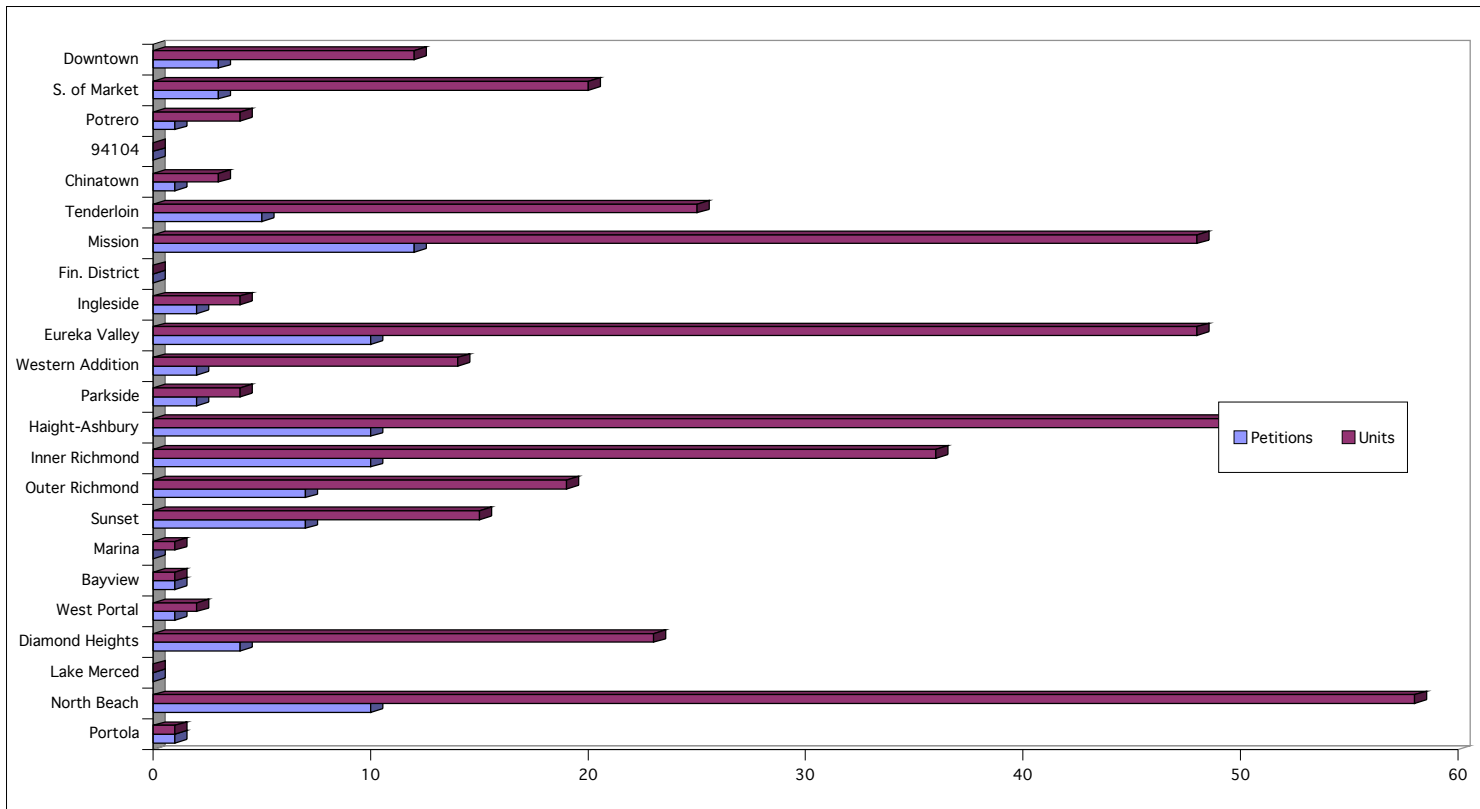
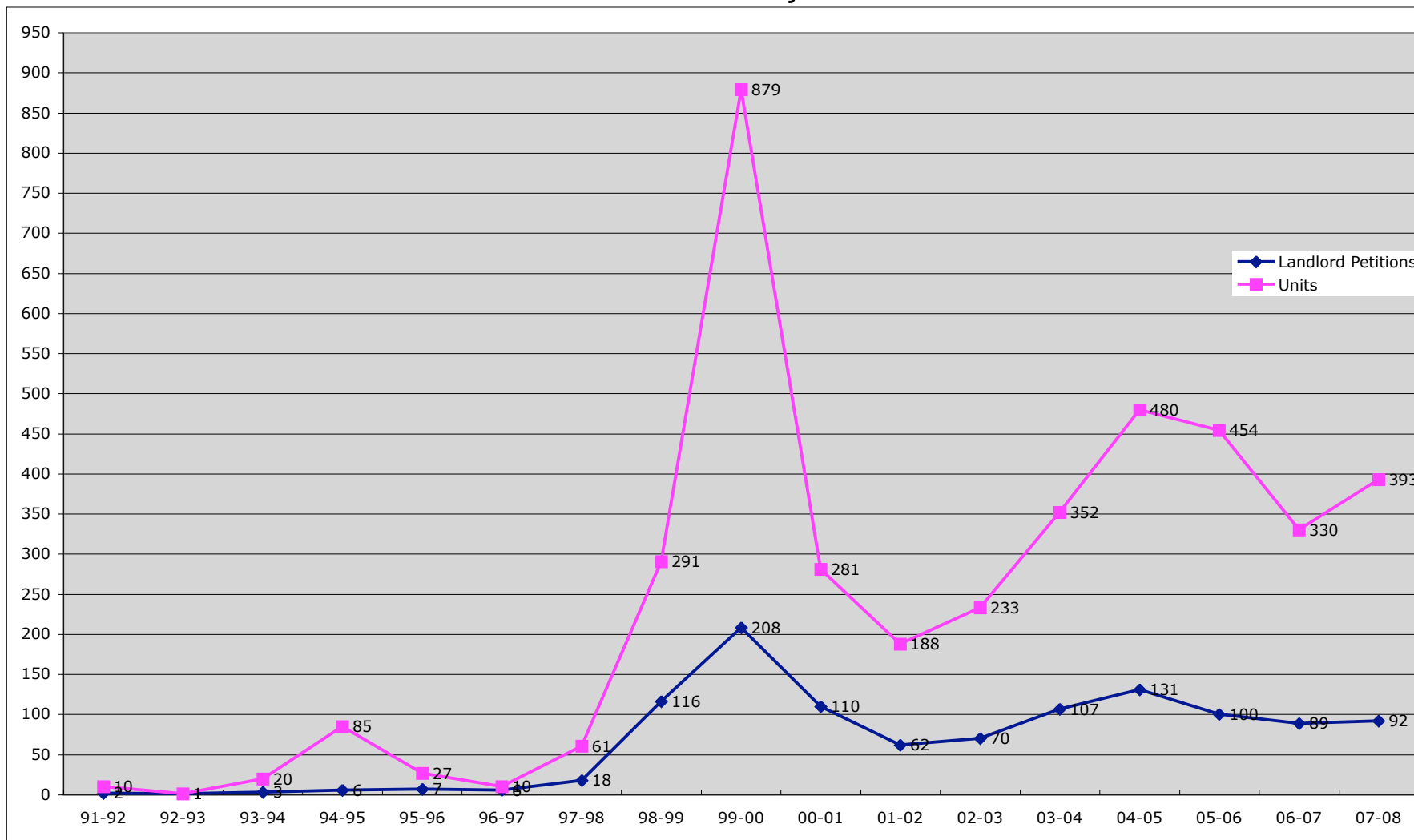


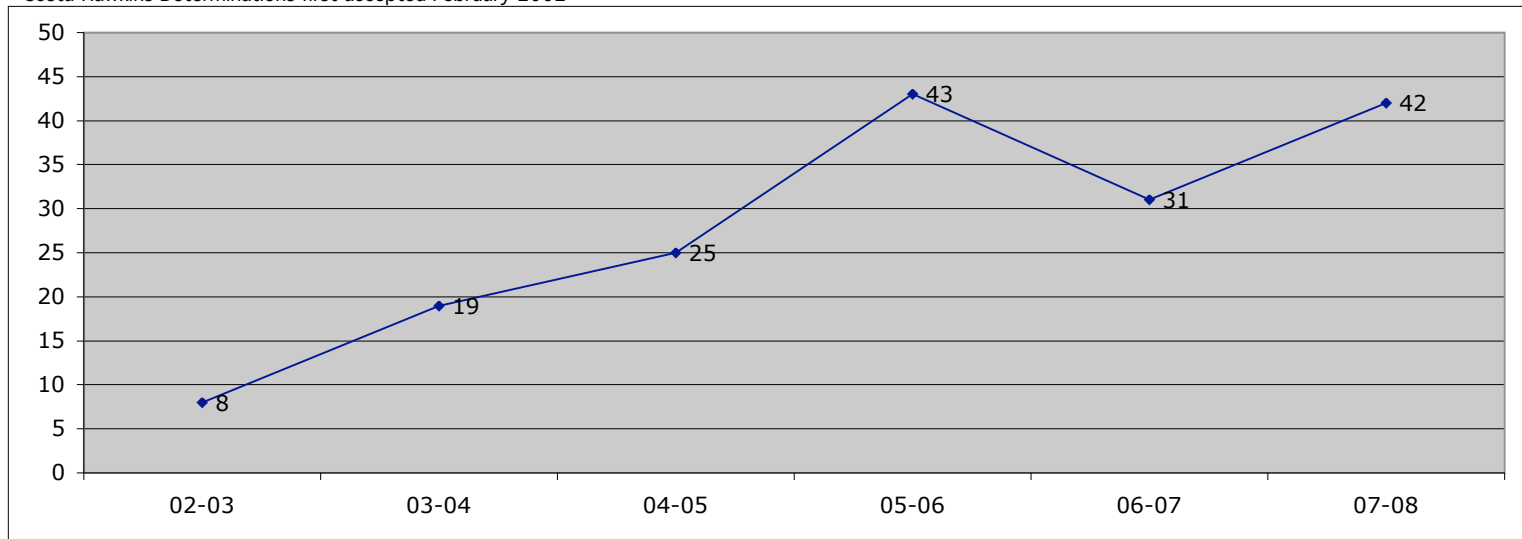
Table 12B
Ellis Petitions • Yearly Trend



**Table 13
Costa Hawkins Petition • Yearly Trend**

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	4	4	0	0	6	6												
Aug.	3	3	3	3	3	3	3	3	3	3	6	6												
Sept.			1	1	2	2	4	4	3	3	5	5												
Oct.			2	2	0	0	10	10	4	4	2	2												
Nov.	1	1	1	1	3	3	2	2	5	5	6	6												
Dec.	1	1	0	0	4	4	2	2	1	1	2	2												
Jan.	1	1	3	3	2	2	2	2	2	2	2	2												
Feb.			0	0	1	1	2	2	1	1	3	3												
March			4	4	1	1	6	6	1	1	3	3												
April			2	2	4	4	2	2	3	3	3	3												
May	1	1	0	0	3	3	2	2	7	7	2	2												
June	1	1	1	1	1	1	4	4	1	1	2	2												
TOTALS	8	8	19	19	25	25	43	43	31	31	42	42	0	0	0	0	0	0	0	0	0	0	0	0

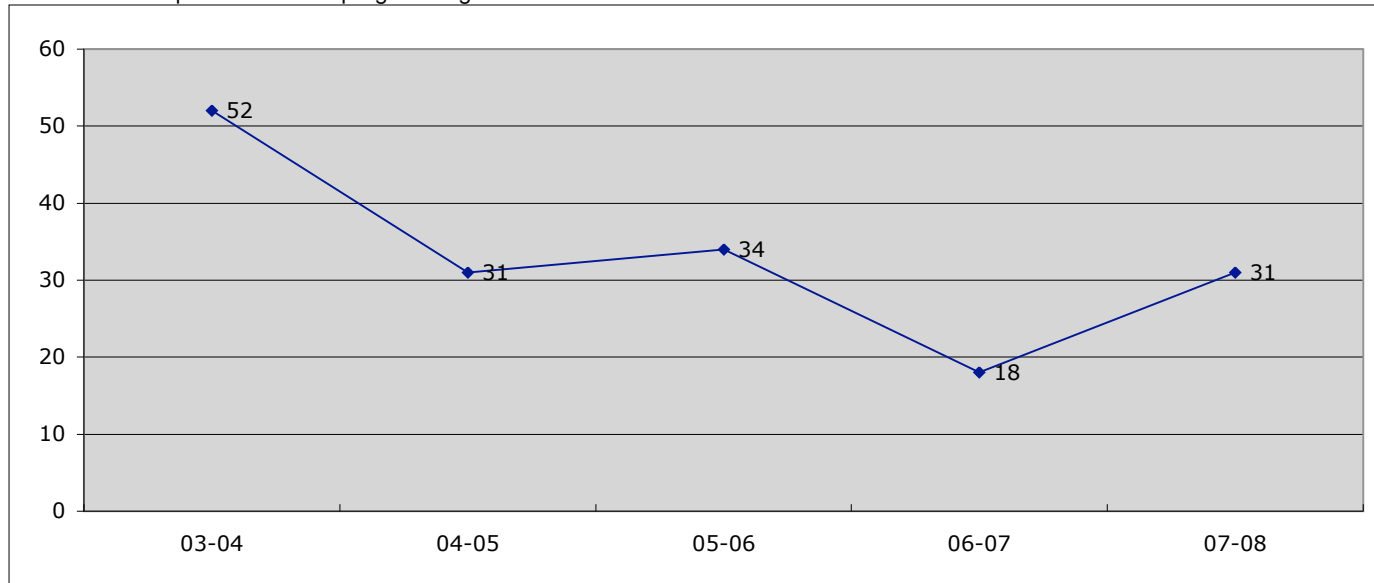
*Costa-Hawkins Determinations first accepted February 2002



**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	4	2	0						
Aug.		2	3	2	3						
Sept.		1	1	2	4						
Oct.	4	1	4	2	1						
Nov.	6	2	3	1	3						
Dec.	4	4	3	1	4						
Jan.	5	1	3	0	2						
Feb.	8	1	1	0	2						
March	11	5	5	4	4						
April	7	2	0	0	4						
May	4	1	3	3	1						
June	3	3	4	1	3						
TOTALS	52	31	34	18	31	0	0	0	0	0	0

*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	1	2	2						
Aug.		0	2	2	2						
Sept.		1	0	0	3						
Oct.	1	2	2	1	1						
Nov.	1	0	1	1	2						
Dec.	3	3	1	0	0						
Jan.	1	0	1	3	1						
Feb.	4	0	0	1	0						
March	2	3	6	0	1						
April	2	2	2	1	4						
May	2	4	1	3	1						
June	4	4	1	2	2						
TOTALS	20	21	18	16	19	0	0	0	0	0	0

*Alternative Dispute Resolution program began October 2003

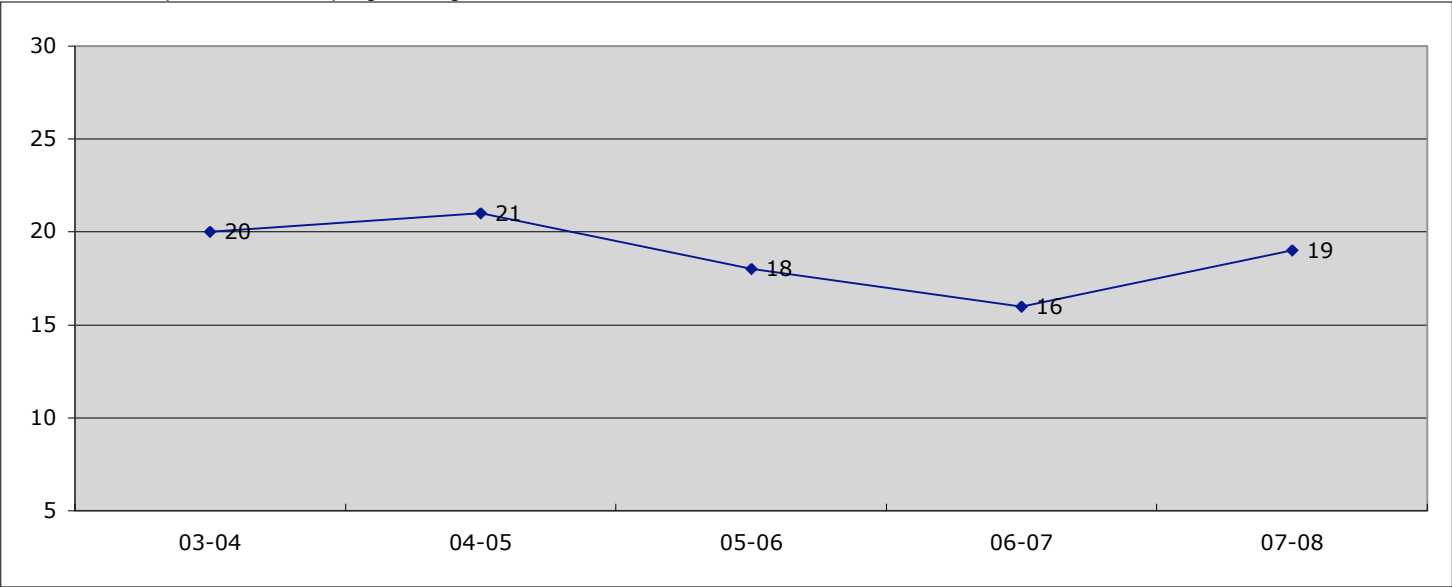


Table 16
Landlord Utility Passthrough • Yearly Trend

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	2	243	10	45	10	51														
Aug.	0	0	11	229	11	66	40	284														
Sept.	0	0	10	338	7	99	45	341														
Oct.	0	0	8	84	65	924	20	116														
Nov.	0	0	23	241	42	445	37	292														
Dec.	0	0	35	934	107	1,352	140	1,807														
Jan.	2	30	6	35	14	108	10	66														
Feb.	2	23	29	282	33	313	23	227														
March	1	3	9	174	42	666	64	1,027														
April	4	30	14	506	19	152	33	241														
May	4	76	16	197	36	312	14	69														
June	6	316	65	1,483	20	221	58	1,144														
TOTALS	19	478	228	4,746	406	4,703	494	5,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Utility passthrough petitions were required beginning November 2004

