



San Francisco Residential Rent Stabilization and Arbitration Board  
Annual Statistical Report for Fiscal Year 2019 - 2020

# Rent Board Annual Report

## Fiscal Year 2019 - 2020

## SAN FRANCISCO RENT BOARD

The following pages reflect the filings and activities at the Rent Board for the fiscal year ending June 30, 2020. Overall, the number of petitions filed with the Board decreased by 21% from 1,804 in FY18-19 to 1,431 in FY19-20. Total tenant petitions decreased by 5%, from 975 in FY18-19 to 927 in FY19-20. Total landlord petitions decreased by 39%, from 829 in FY18-19 to 504 in FY19-20, including a 28% decrease in Capital Improvement Petitions from 513 in FY18-19 to 371 in FY19-20. Utility Passthrough Worksheets decreased 71% from 147 in FY18-19 to 42 in FY19-20, while Extension of Time Petitions increased 19% from 16 in FY18-19 to 19 in FY19-20.

Total eviction notices filed with the Board decreased by 32% from 1,544 in FY18-19 to 1,044 in FY19-20, while the number of tenant reports of alleged wrongful eviction decreased by 43% from 304 in FY18-19 to 172 in FY19-20. The number of pre-buyout declarations filed decreased 23% from 908 in FY18-19 to 702 in FY19-20 and buyout agreements decreased by 3% from 362 in FY18-19 to 350 in FY19-20. *Note that filings and activities this fiscal year were significantly impacted by the COVID-19 public health emergency.* Highlights of some of the tables are as follows (percentages as compared to last fiscal year):

+58%	Tenant Appeals
+28%	Tenant ADR Requests
+22%	Landlord Appeals
+19%	Extension of Time Petitions
-3%	Buyout Agreements
-5%	Total Tenant Petitions
-26%	Subtenant Petitions
-28%	Capital Improvement Petitions
-39%	Total Landlord Petitions
-45%	1.21 Tenant In Occupancy Petitions
-52%	Operating and Maintenance Expense Petitions
-71%	Utility Passthrough Worksheets

Our services last year also included the following:

23,906 calls handled by the counseling staff [-6%]  
7,707 front counter visitors were served [-30%\*]  
969,499 web site page views [+3%]  
790 Reports to City Departments (Condo Reports and No-Fault Eviction Reports) [-7%]

February 18, 2022

This report can also be obtained on our website at [www.sfrb.org](http://www.sfrb.org) under "Statistics."





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## Rent Board Monthly Statistical Summary • 2019-2020

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Totals
<b>Tenant Petitions</b>	Pet	89	76	80	84	77	67	76	65	99	31	35	45	824
<b>Tenant Summary Petitions</b>	Pet	1	2	1	1	2	1	0	0	1	0	0	0	9
<b>Subtenant Petitions</b>	Pet	8	4	6	3	3	4	7	5	7	4	8	3	62
<b>Tenant ADR Requests</b>	Pet	1	3	3	3	5	8	1	2	3	0	1	2	32
<b>TOTAL TENANT PETITIONS</b>		<b>99</b>	<b>85</b>	<b>90</b>	<b>91</b>	<b>87</b>	<b>80</b>	<b>84</b>	<b>72</b>	<b>110</b>	<b>35</b>	<b>44</b>	<b>50</b>	<b>927</b>
<b>Capital Improvement Petitions</b>	Pet	40	37	45	58	47	20	28	55	12	4	7	18	371
	Units	361	173	520	292	273	119	175	391	333	22	71	115	2,845
<b>Operating &amp; Maintenance Petitions</b>	Pet	2	5	4	1	0	0	0	0	0	0	1	0	13
	Units	7	77	7	1	0	0	0	0	0	0	4	0	96
<b>Comparable Rent Petitions</b>	Pet	0	1	0	0	0	0	0	0	0	1	1	0	3
	Units	0	1	0	0	0	0	0	0	0	1	1	0	3
<b>Costa-Hawkins Petitions</b>	Pet	2	1	3	2	0	3	3	2	1	1	0	0	18
	Units	2	0	3	4	0	3	3	2	0	1	0	0	18
<b>1.21 Tenant In Occupancy Petitions</b>	Pet	3	2	0	1	0	0	0	0	5	0	1	0	12
	Units	3	2	0	1	0	0	0	0	3	0	1	0	10
<b>Utility Passthrough Petitions</b>	Pet	1	0	0	2	0	2	2	0	0	0	0	0	7
	Units	36	0	0	68	0	5	15	0	0	0	0	0	124
<b>Utility Passthrough Worksheets</b>	Pet	9	0	0	7	0	15	7	0	0	0	4	0	42
	Units	24	0	0	690	0	1	20	0	0	0	27	0	762
<b>Extension of Time Petitions</b>	Pet	1	2	2	1	6	1	2	0	1	2	1	0	19
	Units	1	2	2	1	10	1	2	0	2	3	1	0	25
<b>Landlord "Other" Petitions</b>	Pet	1	0	0	1	1	0	0	0	0	0	0	1	4
	Units	1	0	0	1	1	0	0	0	0	0	0	1	4
<b>Landlord ADR Requests</b>	Pet	0	1	0	3	1	2	2	1	0	0	1	4	15
	Units	0	0	0	0	1	3	2	0	0	0	2	3	11
<b>TOTAL LANDLORD PETITIONS</b>		<b>59</b>	<b>49</b>	<b>54</b>	<b>76</b>	<b>55</b>	<b>43</b>	<b>44</b>	<b>58</b>	<b>19</b>	<b>8</b>	<b>16</b>	<b>23</b>	<b>504</b>
<b>TOTAL ALL PETITIONS</b>		<b>158</b>	<b>134</b>	<b>144</b>	<b>167</b>	<b>142</b>	<b>123</b>	<b>128</b>	<b>130</b>	<b>129</b>	<b>43</b>	<b>60</b>	<b>73</b>	<b>1,431</b>
<b>Landlord Appeals</b>	App	6	7	0	16	4	5	6	4	5	1	4	3	61
	Units	31	33	0	16	4	5	6	4	5	1	4	3	112
<b>Tenant Appeals</b>	App	40	19	16	18	1	4	2	3	2	3	5	2	115
<b>TOTAL APPEALS</b>		<b>46</b>	<b>26</b>	<b>16</b>	<b>34</b>	<b>5</b>	<b>9</b>	<b>8</b>	<b>7</b>	<b>7</b>	<b>4</b>	<b>9</b>	<b>5</b>	<b>176</b>
<b>Ellis Eviction Filings (Landlord)</b>	Pet	6	9	1	5	5	1	3	13	1	0	0	9	53
	Units	19	23	2	20	18	2	12	33	2	0	0	19	150
<b>Wrongful Eviction Reports (Tenant)</b>	Rpt	22	14	17	13	18	24	22	16	11	5	5	5	172
<b>Eviction Notices</b>	Notices	135	147	108	88	85	75	102	112	67	32	40	53	1,044
<b>OMI Rescissions</b>	Rescission	4	8	7	8	5	10	3	3	3	1	2	3	57
<b>Pre-Buyout Declarations</b>	Declaration	71	84	75	63	44	63	68	81	44	29	36	44	702
<b>Buyout Agreements</b>	Agreement	34	46	26	27	36	30	30	32	25	32	17	15	350
<b>GRAND TOTAL</b>		<b>476</b>	<b>468</b>	<b>394</b>	<b>405</b>	<b>340</b>	<b>335</b>	<b>364</b>	<b>394</b>	<b>287</b>	<b>146</b>	<b>169</b>	<b>207</b>	<b>3,985</b>



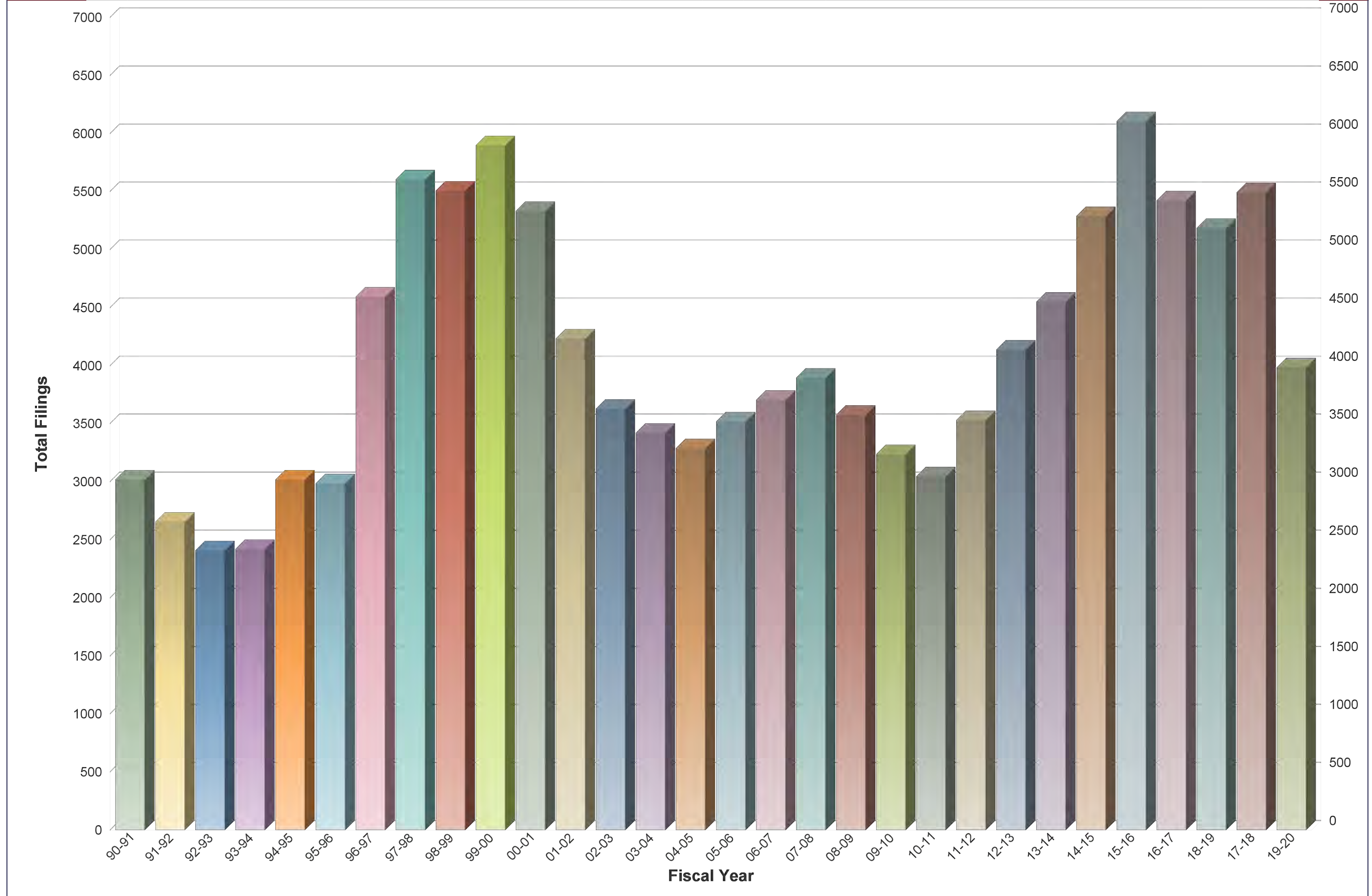
## Rent Board 10-Year Statistical Summary • Total Filings (Detail)

Fiscal Year		10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Tenant Petitions	Pet	676	791	773	959	1,260	791	919	907	854	824
Tenant Summary Petitions	Pet	31	34	42	28	19	21	13	13	12	9
Subtenant Petitions	Pet	18	67	61	92	87	115	95	75	84	62
Tenant ADR Requests	Pet	32	48	30	48	45	21	20	22	25	32
<b>TOTAL TENANT PETITIONS</b>		<b>757</b>	<b>940</b>	<b>906</b>	<b>1,127</b>	<b>1,411</b>	<b>948</b>	<b>1,047</b>	<b>1,017</b>	<b>975</b>	<b>927</b>
Capital Improvement Petitions	Pet	145	214	285	328	343	421	429	490	513	371
	Units	852	1,421	1,747	2,174	2,348	3,286	2,785	4,411	3,672	2,845
Operating & Maintenance Petitions	Pet	20	25	46	40	45	73	77	100	27	13
	Units	113	171	313	375	510	905	784	1,081	332	96
Comparable Rent Petitions	Pet	11	10	11	7	8	9	4	7	12	3
	Units	11	13	11	7	8	9	5	7	15	3
Costa-Hawkins Petitions	Pet	37	40	45	49	50	51	46	25	25	18
	Units	38	40	45	49	50	55	47	25	25	18
1.21 Tenant In Occupancy Petitions	Pet	19	38	44	40	45	36	36	30	22	12
	Units	19	38	44	40	45	37	36	31	22	10
Utility Passthrough Petitions	Pet	8	34	21	23	49	67	21	48	31	7
	Units	372	255	115	155	306	834	145	522	449	124
Utility Passthrough Worksheets	Pet	46	48	95	60	96	233	79	156	147	42
	Units	126	475	1,092	384	491	1,830	518	1,497	1,305	762
Extension of Time Petitions	Pet	7	7	11	13	13	17	7	14	16	19
	Units	9	26	59	26	30	31	10	23	39	25
Landlord "Other" Petitions	Pet	11	8	23	22	29	60	21	11	12	4
	Units	11	10	30	34	31	81	63	11	19	4
Landlord ADR Requests	Pet	29	25	35	33	35	27	25	34	24	15
	Units	29	25	6	45	42	38	30	45	34	11
<b>TOTAL LANDLORD PETITIONS</b>		<b>333</b>	<b>449</b>	<b>616</b>	<b>615</b>	<b>713</b>	<b>994</b>	<b>745</b>	<b>915</b>	<b>829</b>	<b>504</b>
<b>TOTAL ALL PETITIONS</b>		<b>1,090</b>	<b>1,389</b>	<b>1,522</b>	<b>1,742</b>	<b>2,124</b>	<b>1,942</b>	<b>1,792</b>	<b>1,932</b>	<b>1,804</b>	<b>1,431</b>
Landlord Appeals	App	49	47	55	44	60	75	76	62	50	61
	Units	55	47	77	67	106	95	85	104	143	112
Tenant Appeals	App	66	62	73	152	89	95	44	46	73	115
<b>TOTAL APPEALS</b>		<b>115</b>	<b>109</b>	<b>128</b>	<b>196</b>	<b>149</b>	<b>170</b>	<b>120</b>	<b>108</b>	<b>123</b>	<b>176</b>
Ellis Eviction Filings (Landlord)	Pet	24	42	57	76	63	68	95	98	81	53
	Units	72	121	192	304	191	273	260	278	230	150
Wrongful Eviction Reports (Tenant)	Rpt	491	570	497	471	559	484	397	381	304	172
Eviction Notices	Notice	1,328	1,421	1,934	2,064	2,194	2,304	1,798	1,657	1,544	1,044
OMI Rescissions	Rescissions	0	0	0	3	6	29	14	29	61	57
Pre-Buyout Declarations	Declaration	0	0	0	0	156	809	872	934	908	702
Buyout Agreements	Agreement	0	0	0	0	38	301	337	356	362	350
<b>GRAND TOTAL</b>		<b>3,048</b>	<b>3,531</b>	<b>4,138</b>	<b>4,552</b>	<b>5,289</b>	<b>6,107</b>	<b>5,425</b>	<b>5,495</b>	<b>5,187</b>	<b>3,985</b>

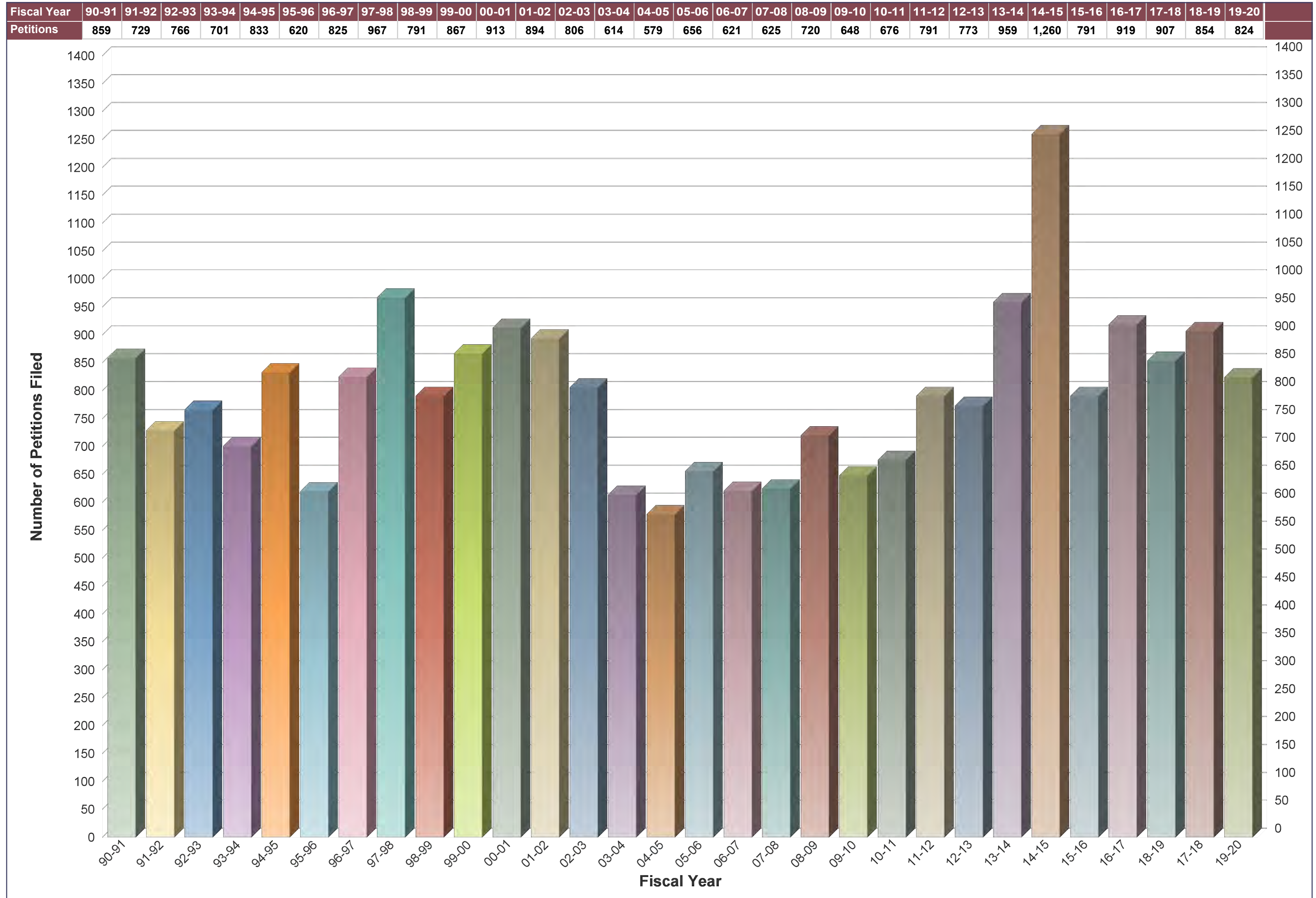


## Rent Board 30-Year Statistical Summary • Total Filings (Overview)

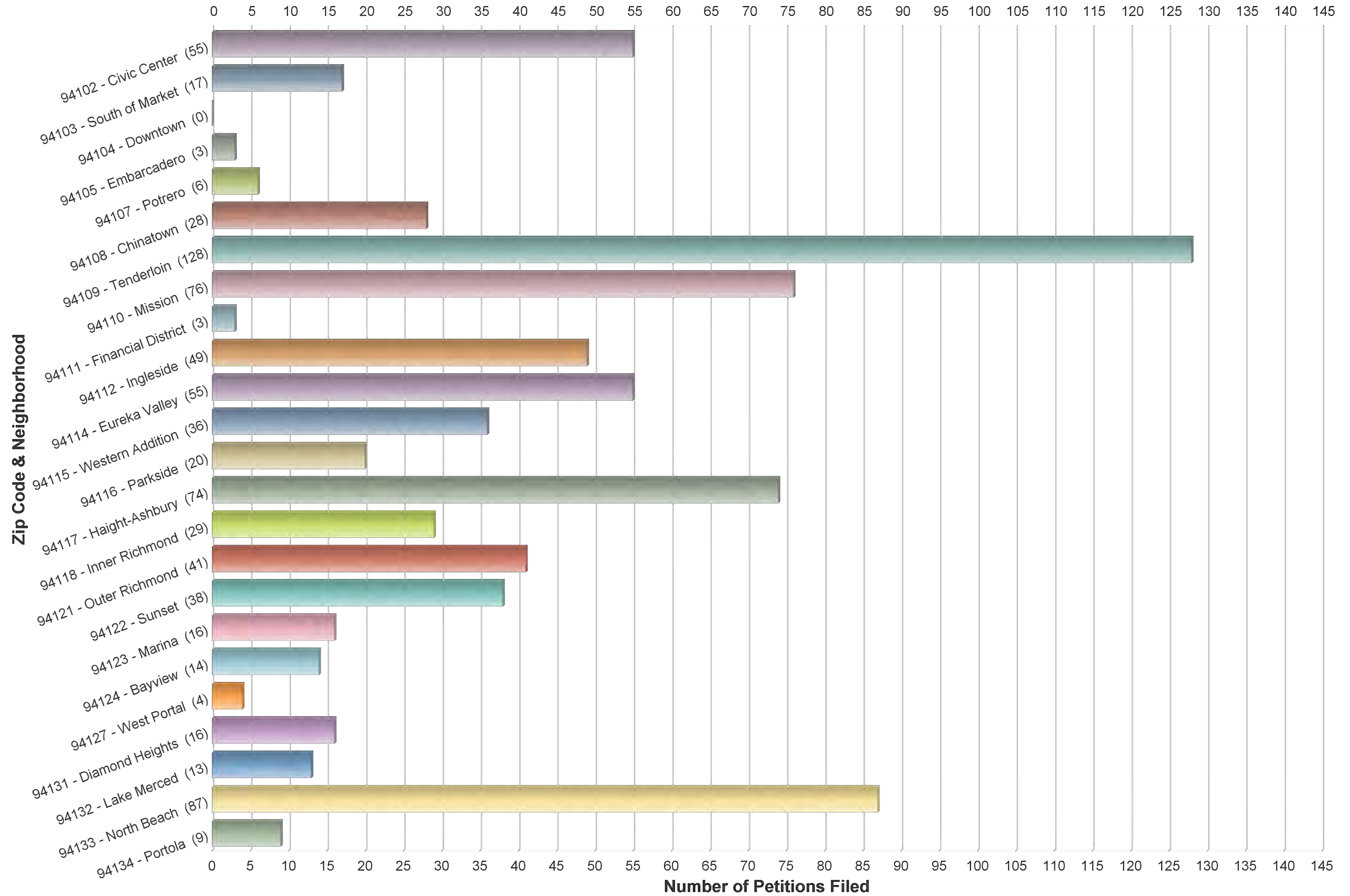
Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Filings	3,020	2,657	2,409	2,421	3,019	2,987	4,596	5,605	5,507	5,900	5,334	4,234	3,629	3,423	3,289	3,519	3,707	3,897	3,577	3,239	3,048	3,531	4,138	4,552	5,289	6,107	5,425	5,495	5,187	3,985



## Tenant Petitions • 30-Year Trend



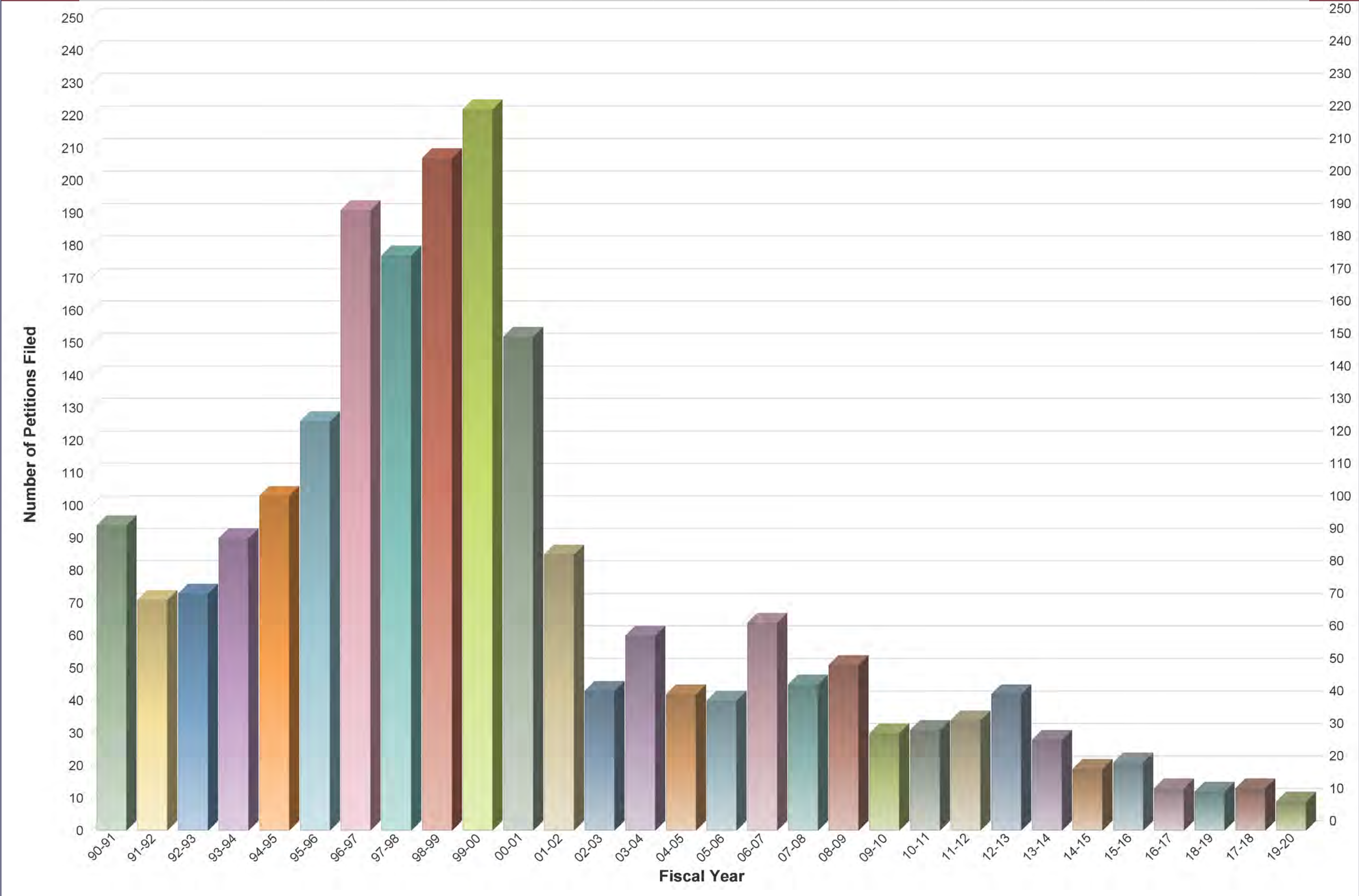
## Tenant Petitions by Zip Code • Fiscal Year 2019-2020





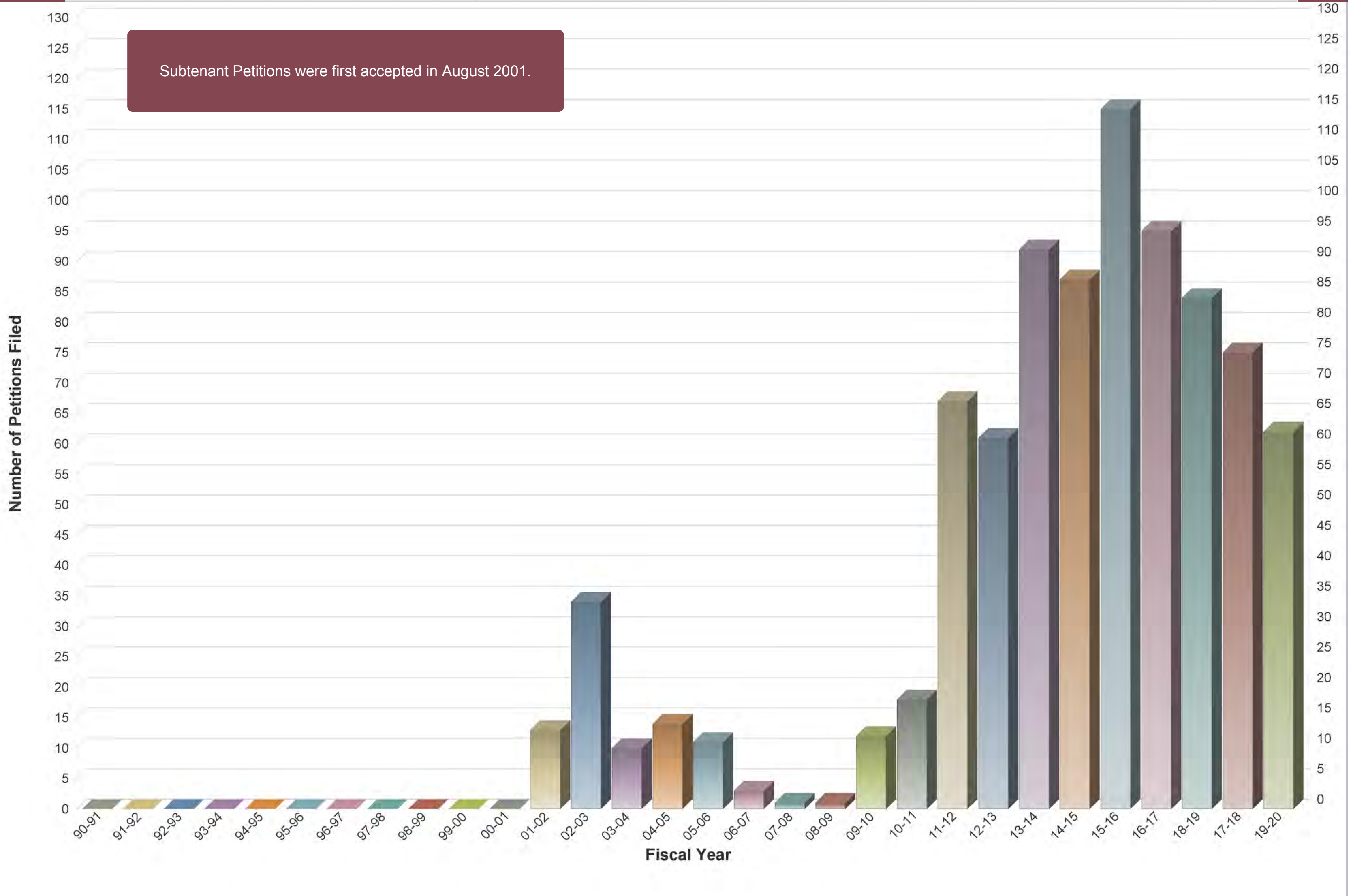
### Tenant Summary Petitions • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	94	71	73	90	103	126	191	177	207	222	152	85	43	60	42	40	64	45	51	30	31	34	42	28	19	21	13	13	12	9

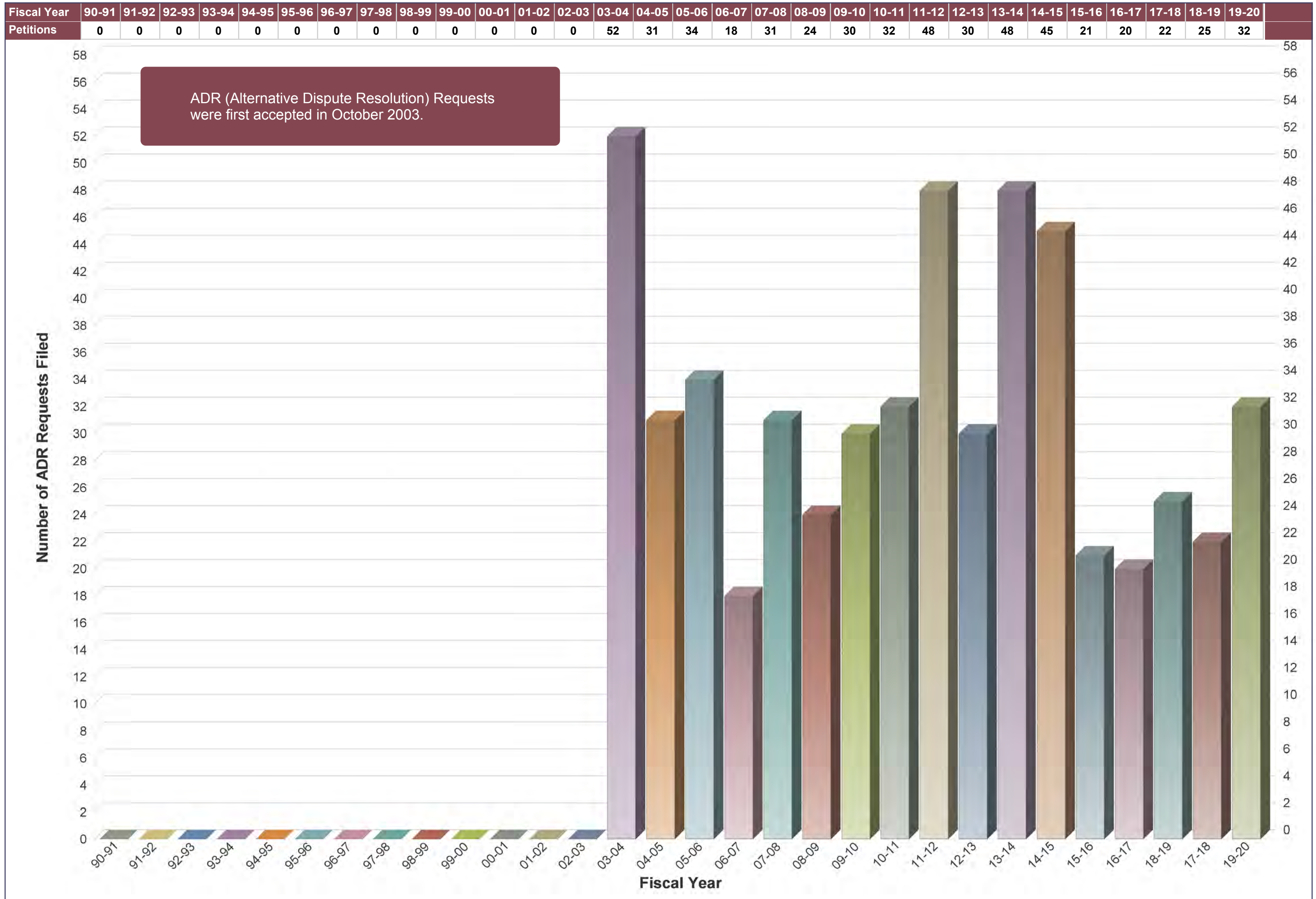


### Subtenant Petitions • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	0	0	0	0	0	0	0	0	0	0	0	13	34	10	14	11	3	1	1	12	18	67	61	92	87	115	95	75	84	62

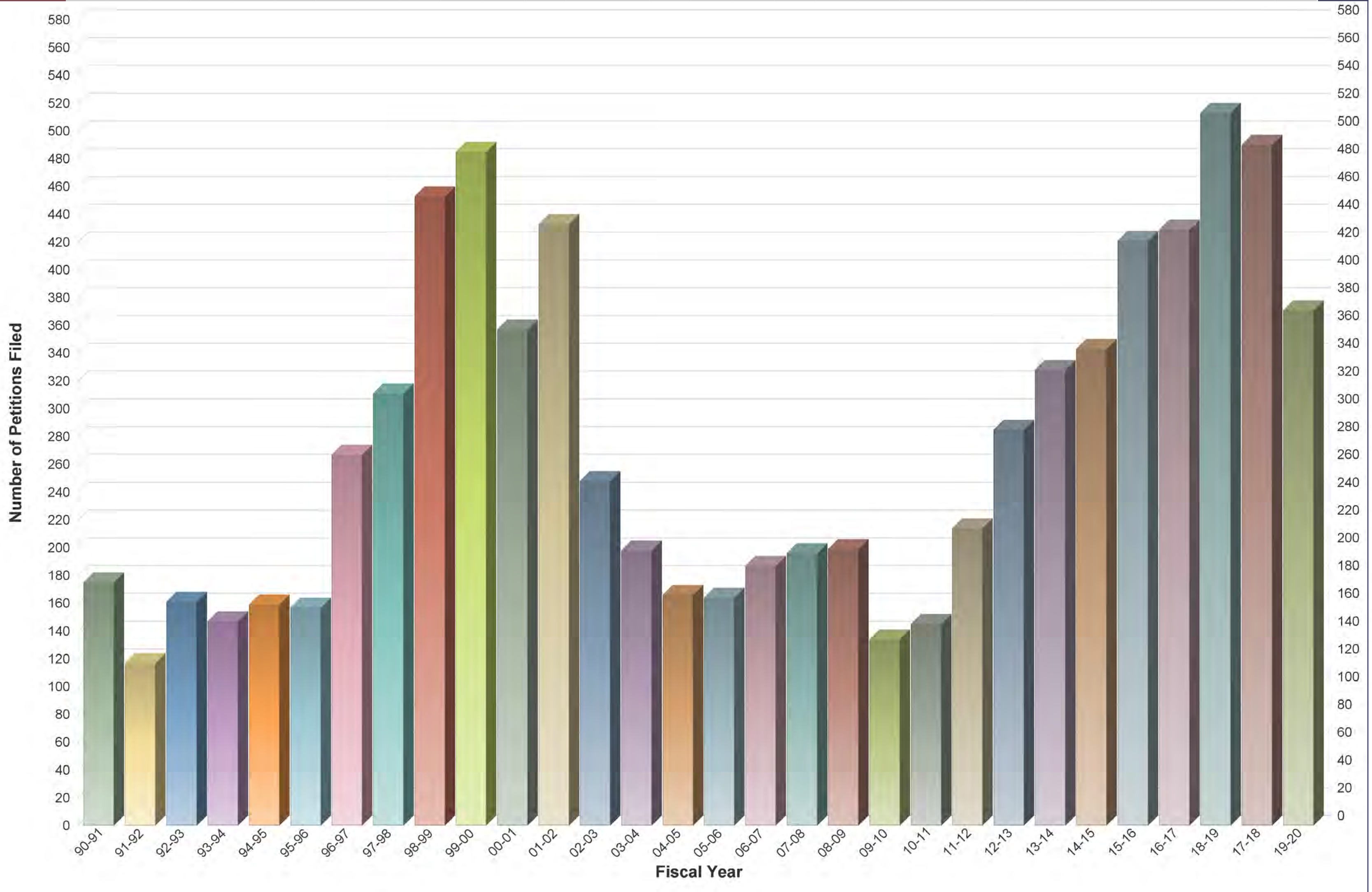


## Tenant ADR Requests • 30-Year Trend

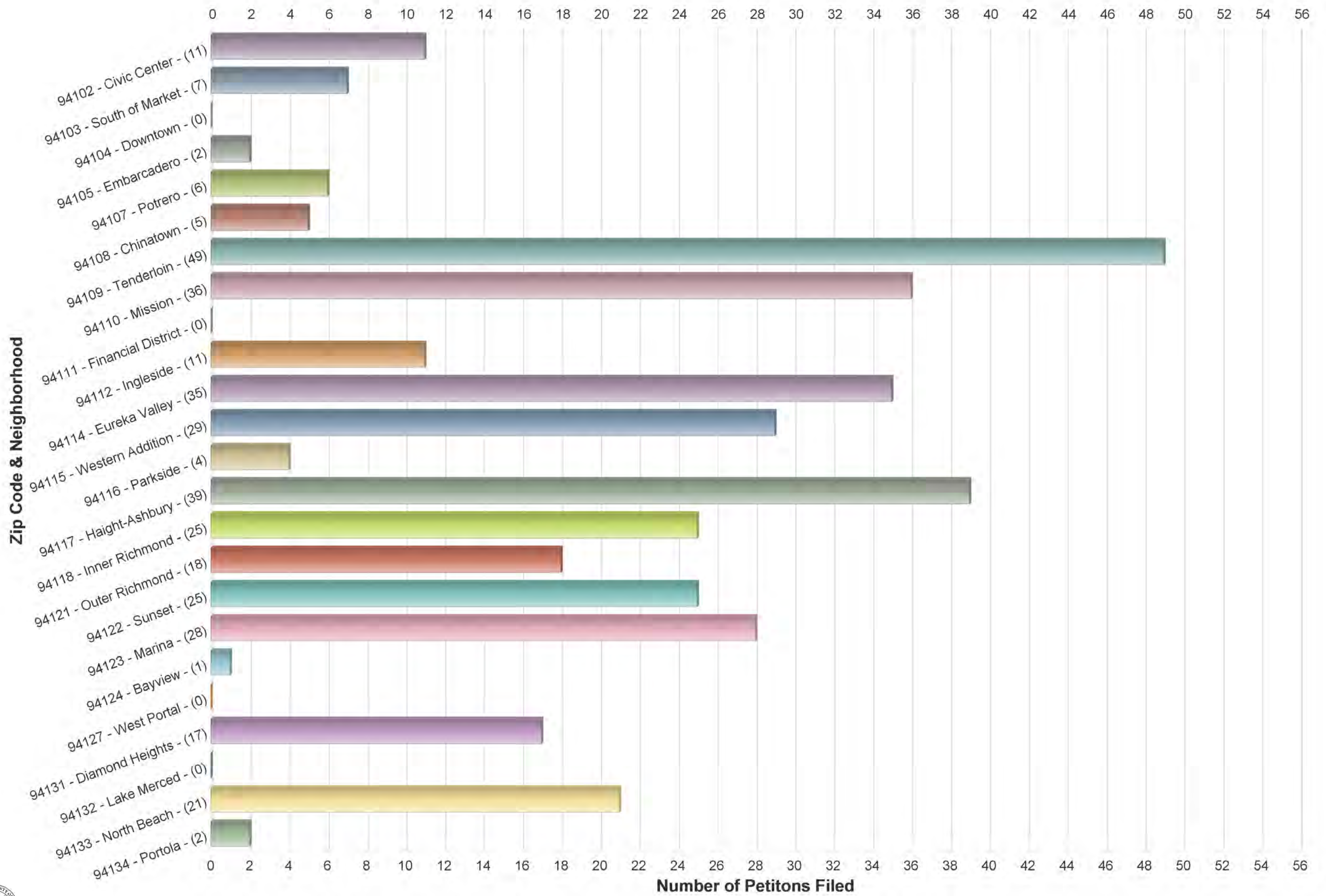


## Landlord Capital Improvement Petitions • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	175	117	161	147	159	157	267	311	453	485	357	433	248	198	166	164	187	196	199	134	145	214	285	328	343	421	429	490	513	371
Units	1,900	915	1,315	3,341	1,172	988	1,509	1,473	3,392	3,845	3,184	4,592	1,543	1,691	908	707	1,043	1,025	1,650	629	852	1,421	1,747	2,174	2,348	3,286	2,785	4,411	3,672	2,845

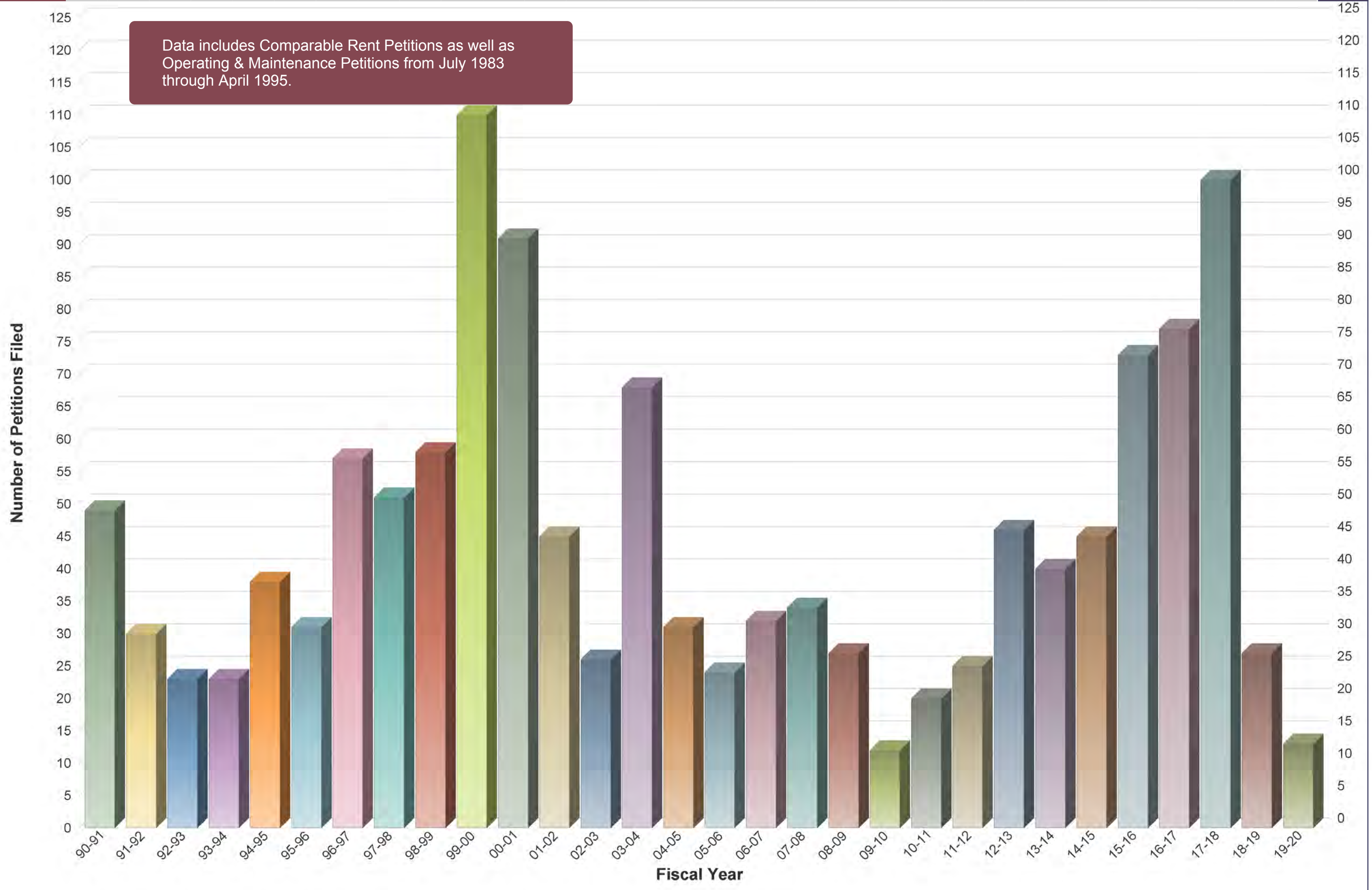


## Landlord Capital Improvement Petitions by Zip Code • Fiscal Year 2019-2020



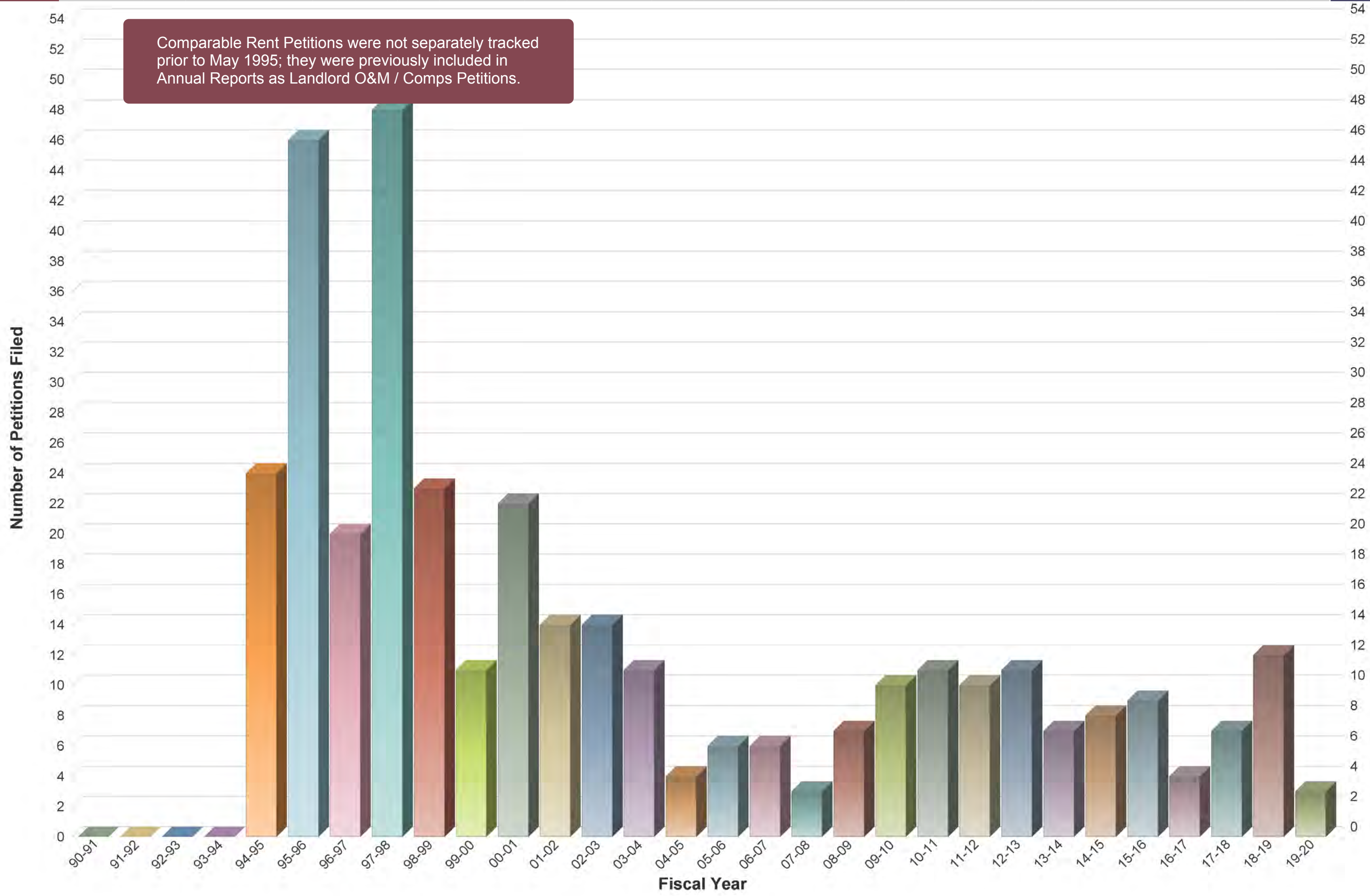
## Landlord Operating & Maintenance Petitions • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	49	30	23	23	38	31	57	51	58	110	91	45	26	68	31	24	32	34	27	12	20	25	46	40	45	73	77	100	27	13
Units	286	133	152	55	125	145	341	189	333	3,439	3,160	233	198	1,791	119	177	228	168	197	131	113	171	313	375	510	905	784	1,081	332	96



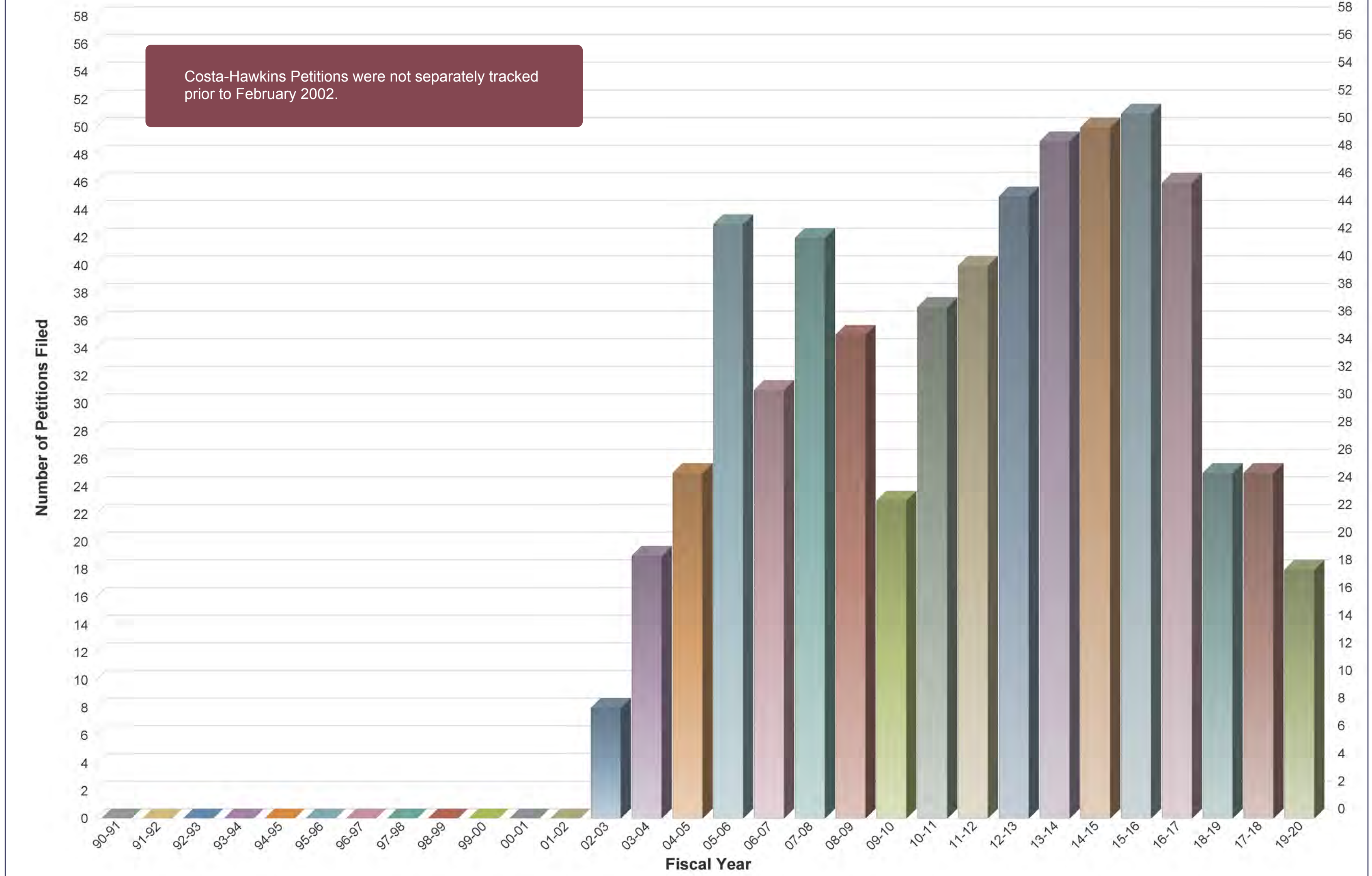
## Landlord Comparable Rent Petitions • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	0	0	0	0	24	46	20	48	23	11	22	14	14	11	4	6	6	3	7	10	11	10	11	7	8	9	4	7	12	3
Units	0	0	0	0	35	53	26	74	27	20	24	15	19	11	4	6	6	3	7	10	11	13	11	7	8	9	5	7	15	3



## Landlord Costa-Hawkins Petitions • 30-Year Trend

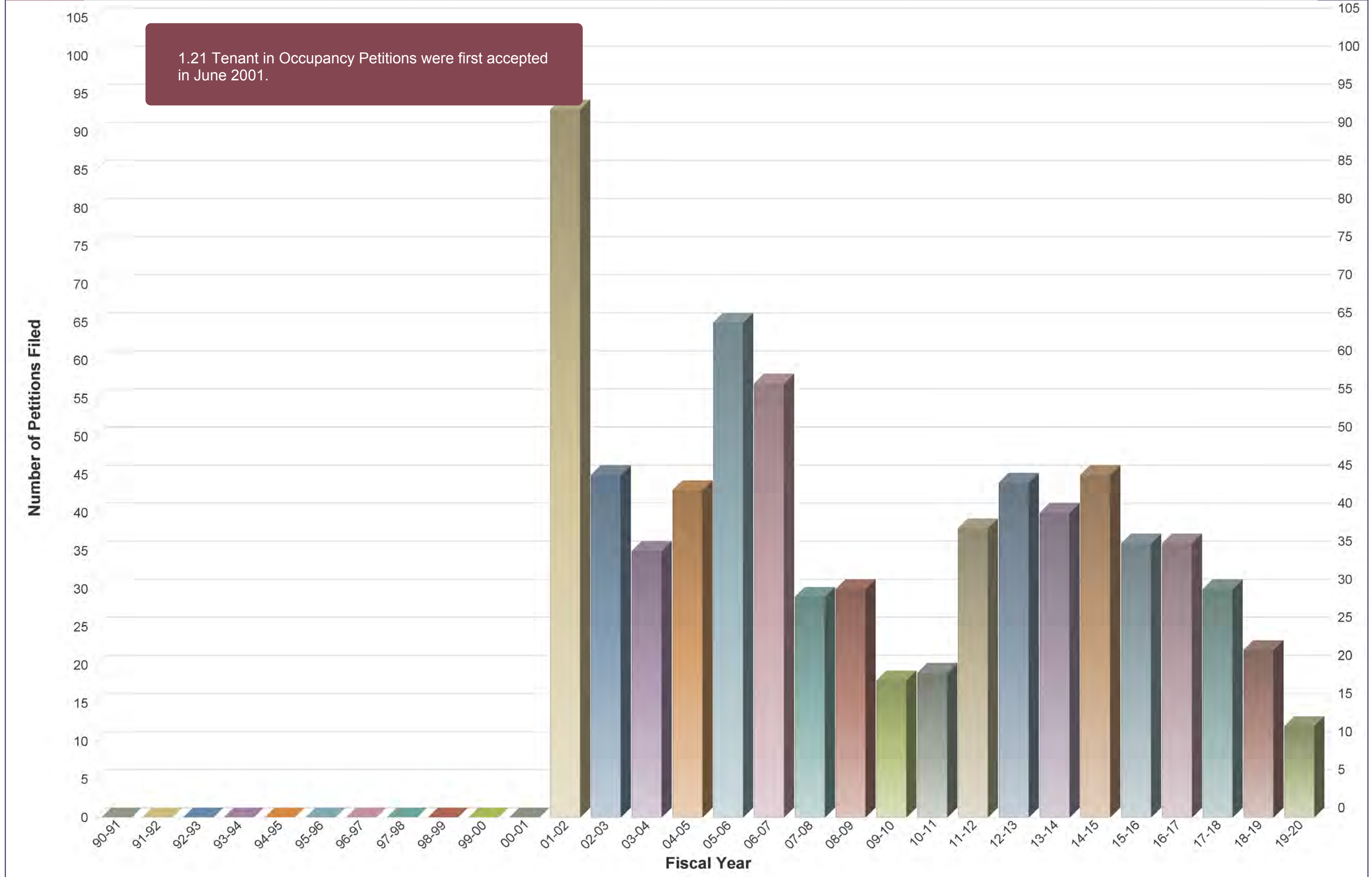
Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	8	19	25	43	31	42	35	23	37	40	45	49	50	51	46	25	25	18
Units	0	0	0	0	0	0	0	0	0	0	0	0	8	19	25	43	31	42	35	23	38	40	45	49	50	55	47	25	25	18





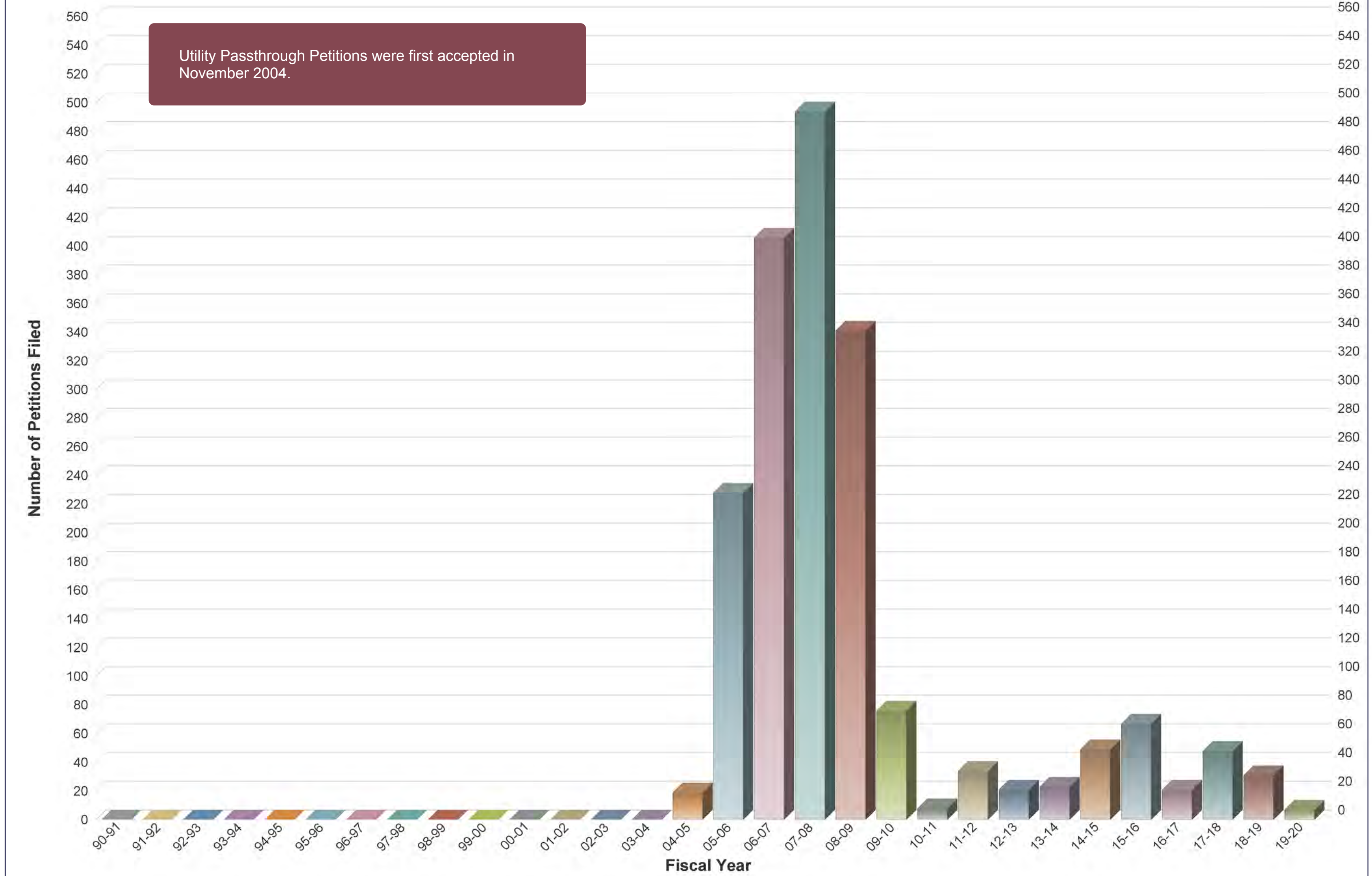
## Landlord 1.21 Tenant in Occupancy Petitions • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	0	0	0	0	0	0	0	0	0	0	0	93	45	35	43	65	57	29	30	18	19	38	44	40	45	36	36	30	22	12
Units	0	0	0	0	0	0	0	0	0	0	0	93	45	35	43	65	57	32	30	18	19	38	44	40	45	37	36	31	22	10



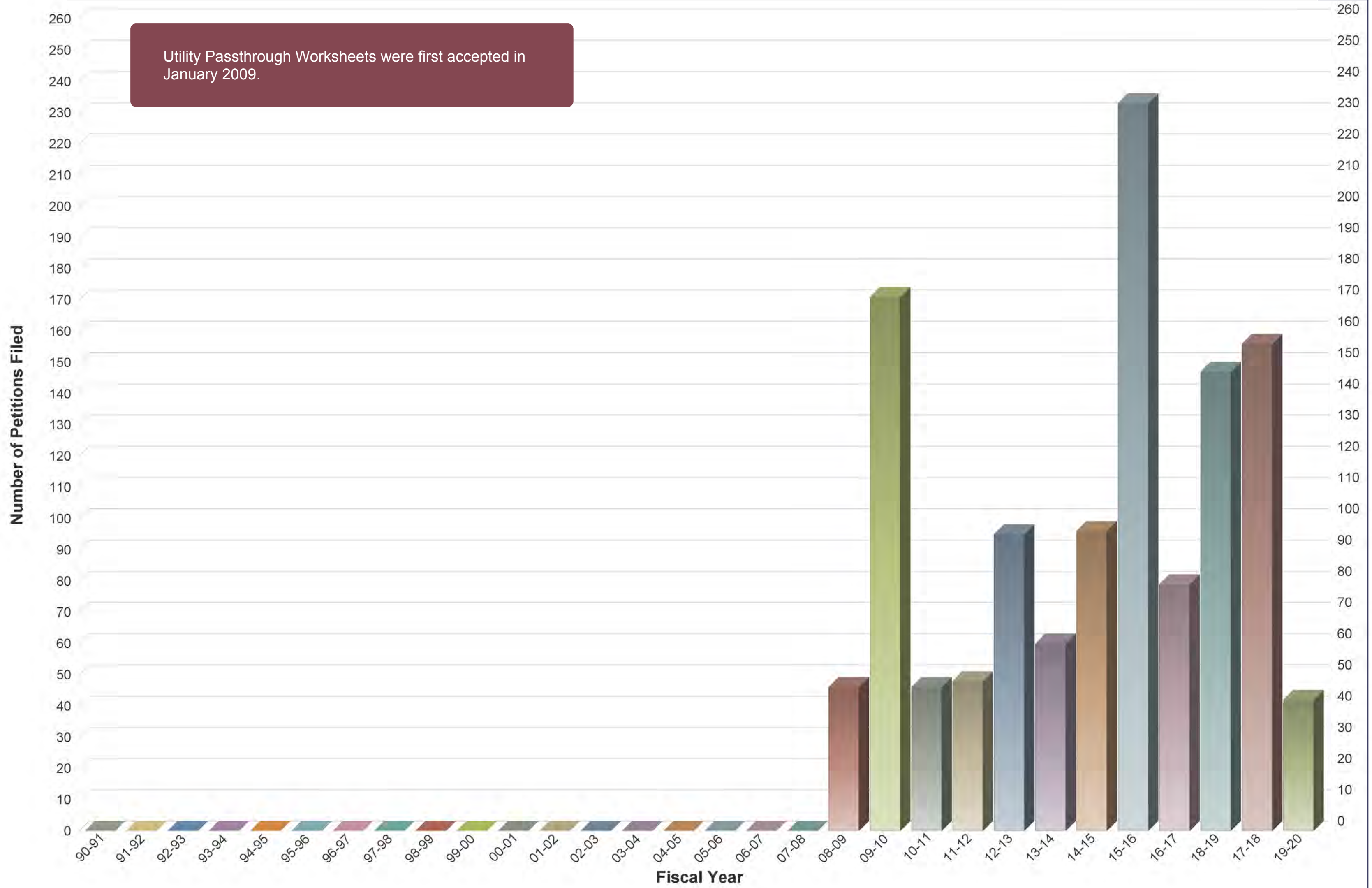
## Landlord Utility Passthrough Petitions • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	228	406	494	341	76	8	34	21	23	49	67	21	48	31	7
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	478	4,746	4,703	5,665	2,642	1,891	372	255	115	155	306	834	145	522	449	124



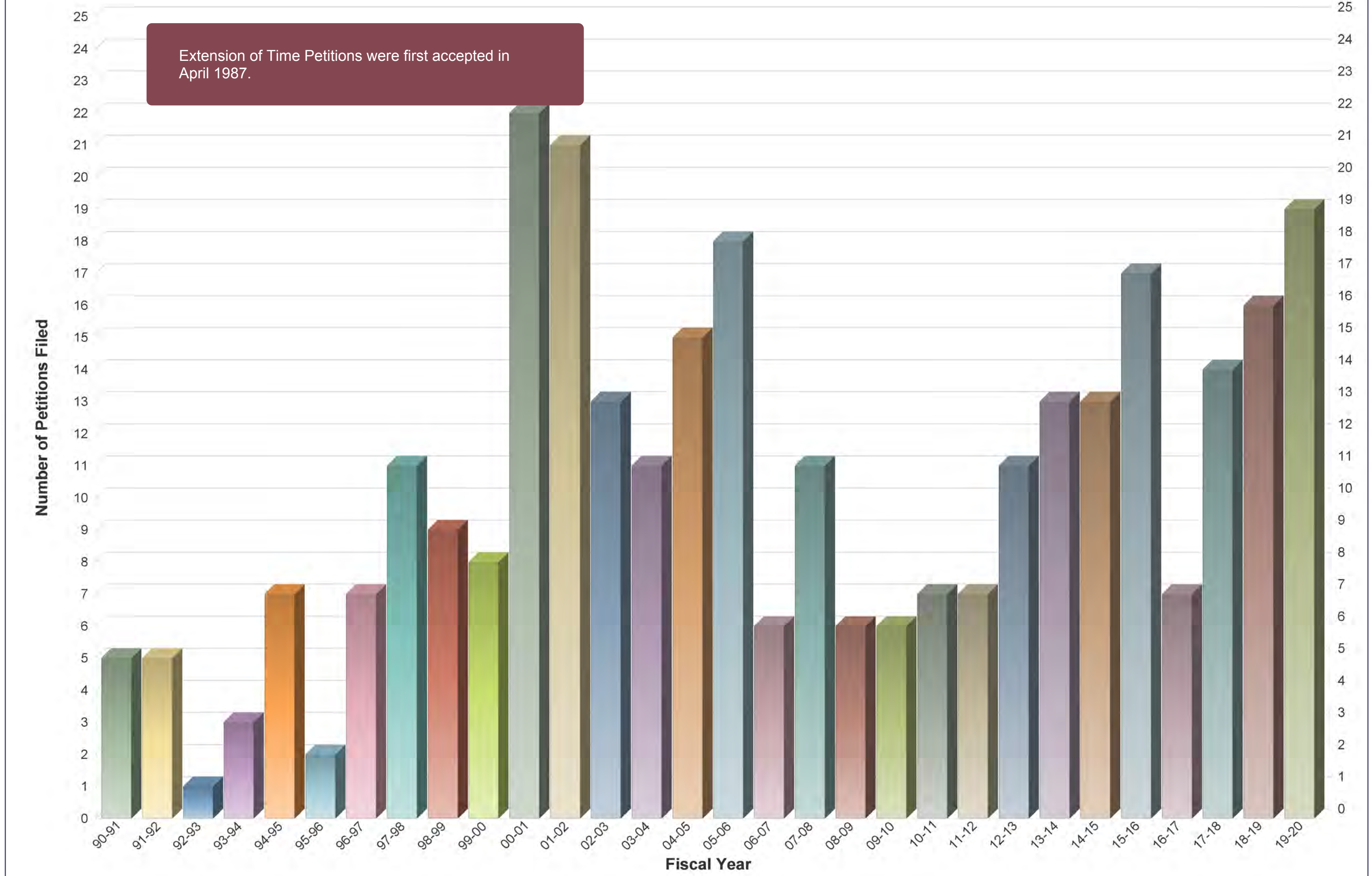
## Landlord Utility Passthrough Worksheets • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	171	46	48	95	60	96	233	79	156	147	42
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	971	651	126	475	1,092	384	491	1,830	518	1,497	1,305	762



## Landlord Extension Of Time Petitions • 30-Year Trend

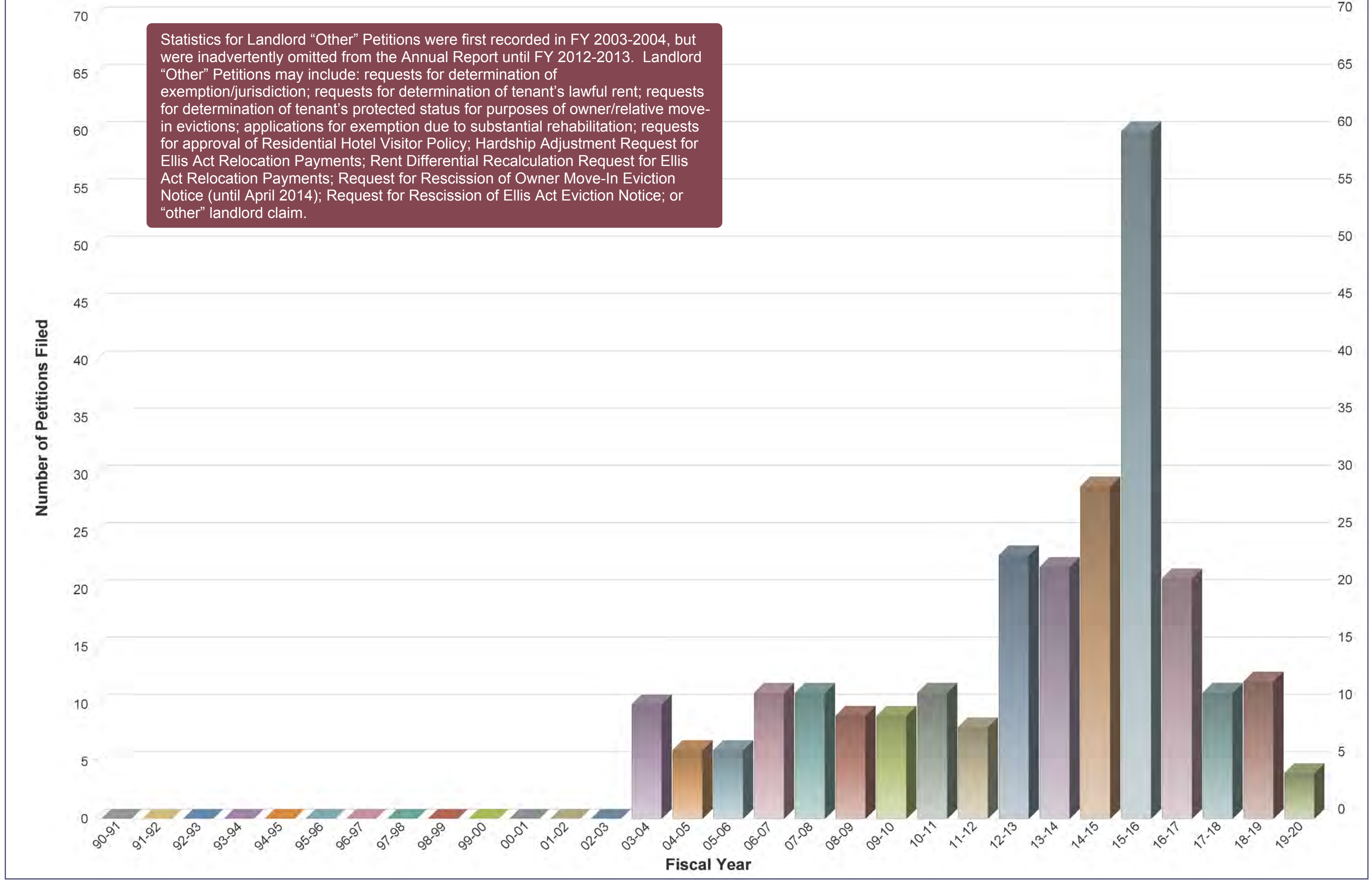
Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	5	5	1	3	7	2	7	11	9	8	22	21	13	11	15	18	6	11	6	6	7	7	11	13	13	17	7	14	16	19
Units	14	5	1	7	67	2	16	19	20	21	43	32	16	39	21	33	14	23	17	13	9	26	59	26	30	31	10	23	39	25



### Landlord “Other” Petitions • 30-Year Trend

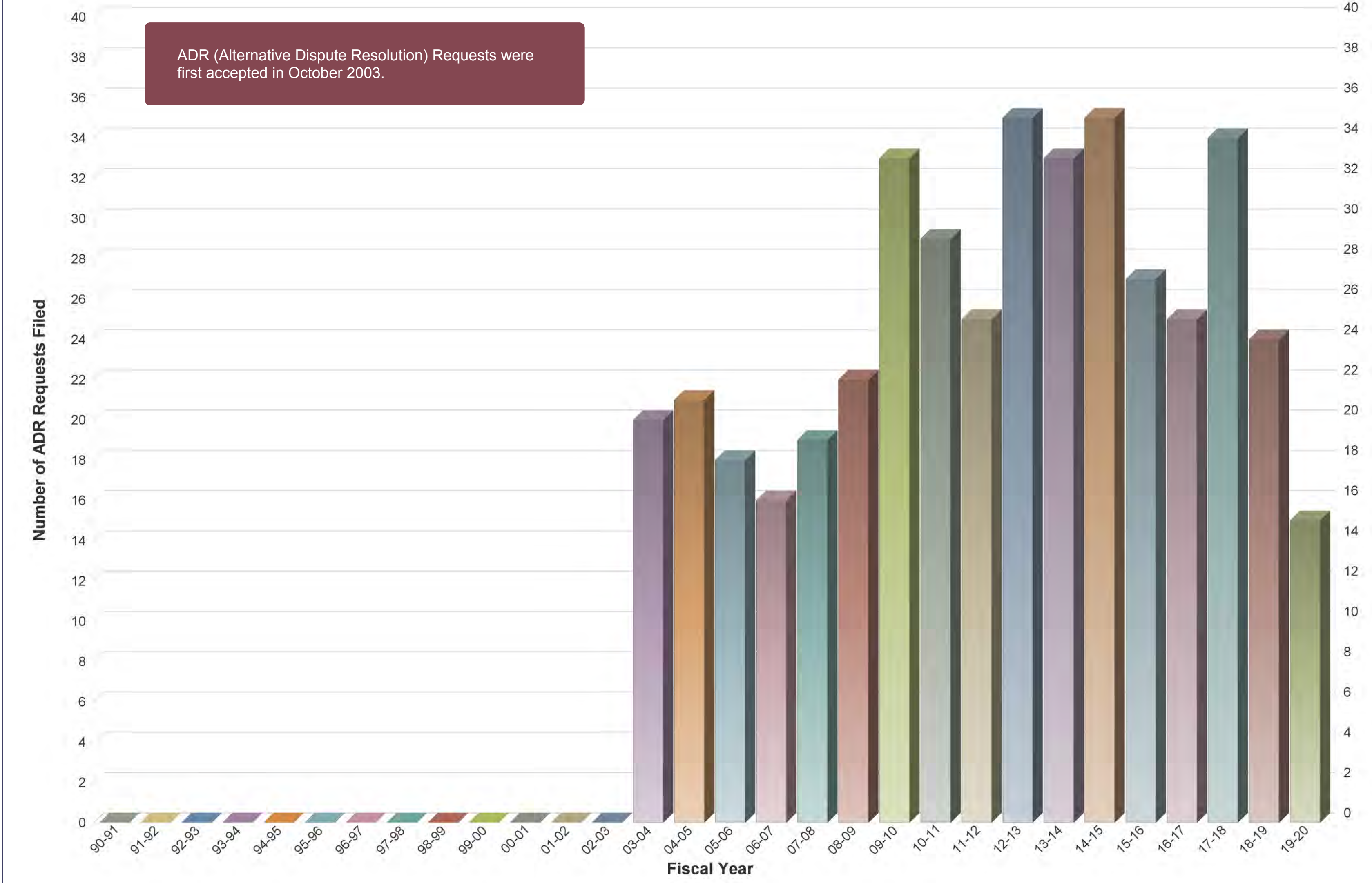
Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	10	6	6	11	11	9	9	11	8	23	22	29	60	21	11	12	4	
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	40	12	35	11	95	11	11	11	10	30	34	31	81	63	11	19	4	

Statistics for Landlord “Other” Petitions were first recorded in FY 2003-2004, but were inadvertently omitted from the Annual Report until FY 2012-2013. Landlord “Other” Petitions may include: requests for determination of exemption/jurisdiction; requests for determination of tenant’s lawful rent; requests for determination of tenant’s protected status for purposes of owner/relative move-in evictions; applications for exemption due to substantial rehabilitation; requests for approval of Residential Hotel Visitor Policy; Hardship Adjustment Request for Ellis Act Relocation Payments; Rent Differential Recalculation Request for Ellis Act Relocation Payments; Request for Rescission of Owner Move-In Eviction Notice (until April 2014); Request for Rescission of Ellis Act Eviction Notice; or “other” landlord claim.



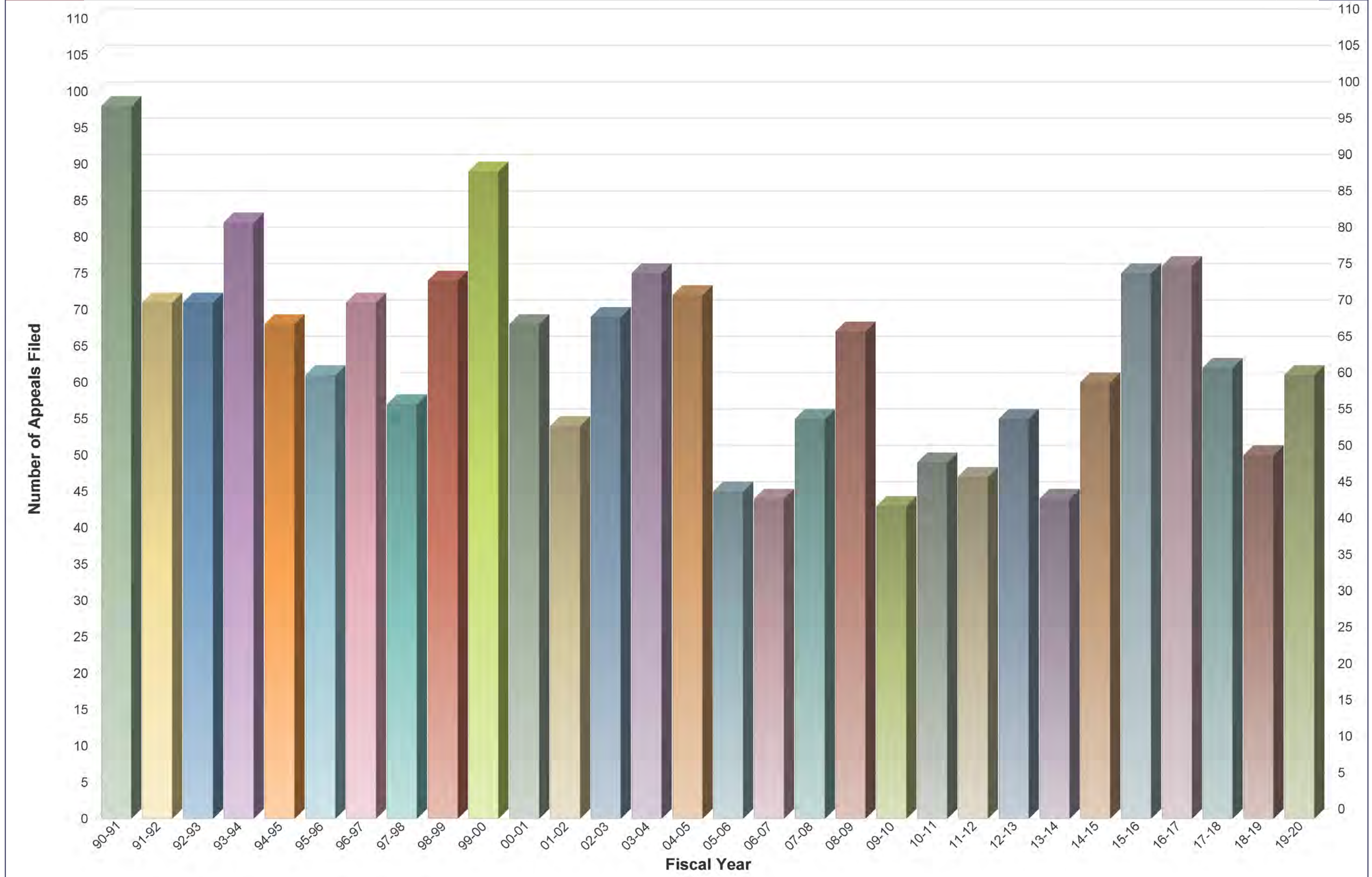
### Landlord ADR Petitions • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	0	0	0	0	0	0	0	0	0	0	0	0	0	20	21	18	16	19	22	33	29	25	35	33	35	27	25	34	24	15
Units	0	0	0	0	0	0	0	0	0	0	0	0	0	20	21	18	16	19	22	33	29	25	6	45	42	38	30	45	34	11

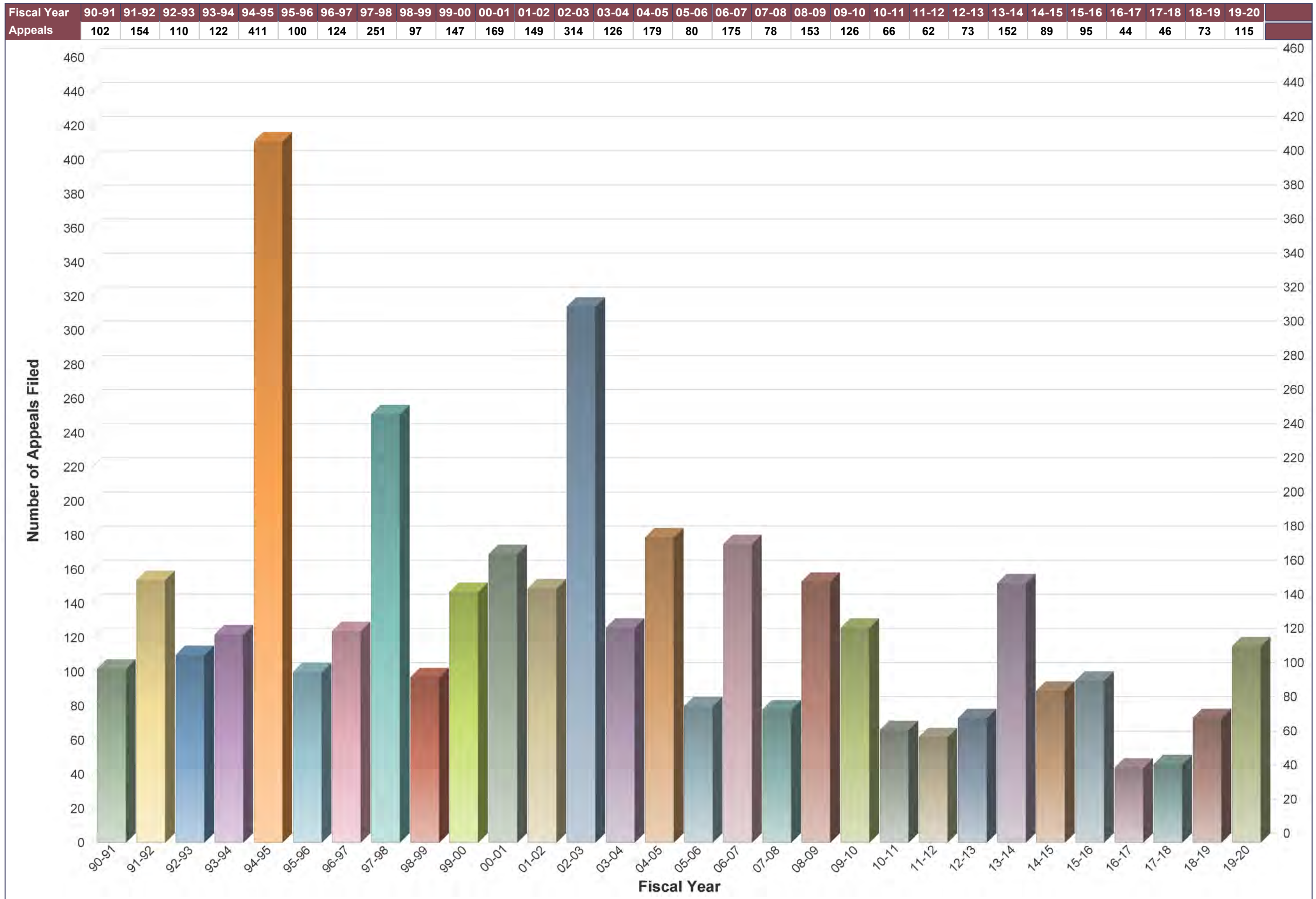


## Landlord Appeals • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Appeals	98	71	71	82	68	61	71	57	74	89	68	54	69	75	72	45	44	55	67	43	49	47	55	44	60	75	76	62	50	61
Units	164	121	121	313	147	109	191	148	133	144	232	82	234	107	784	81	375	241	141	44	55	47	77	67	106	95	85	104	143	112



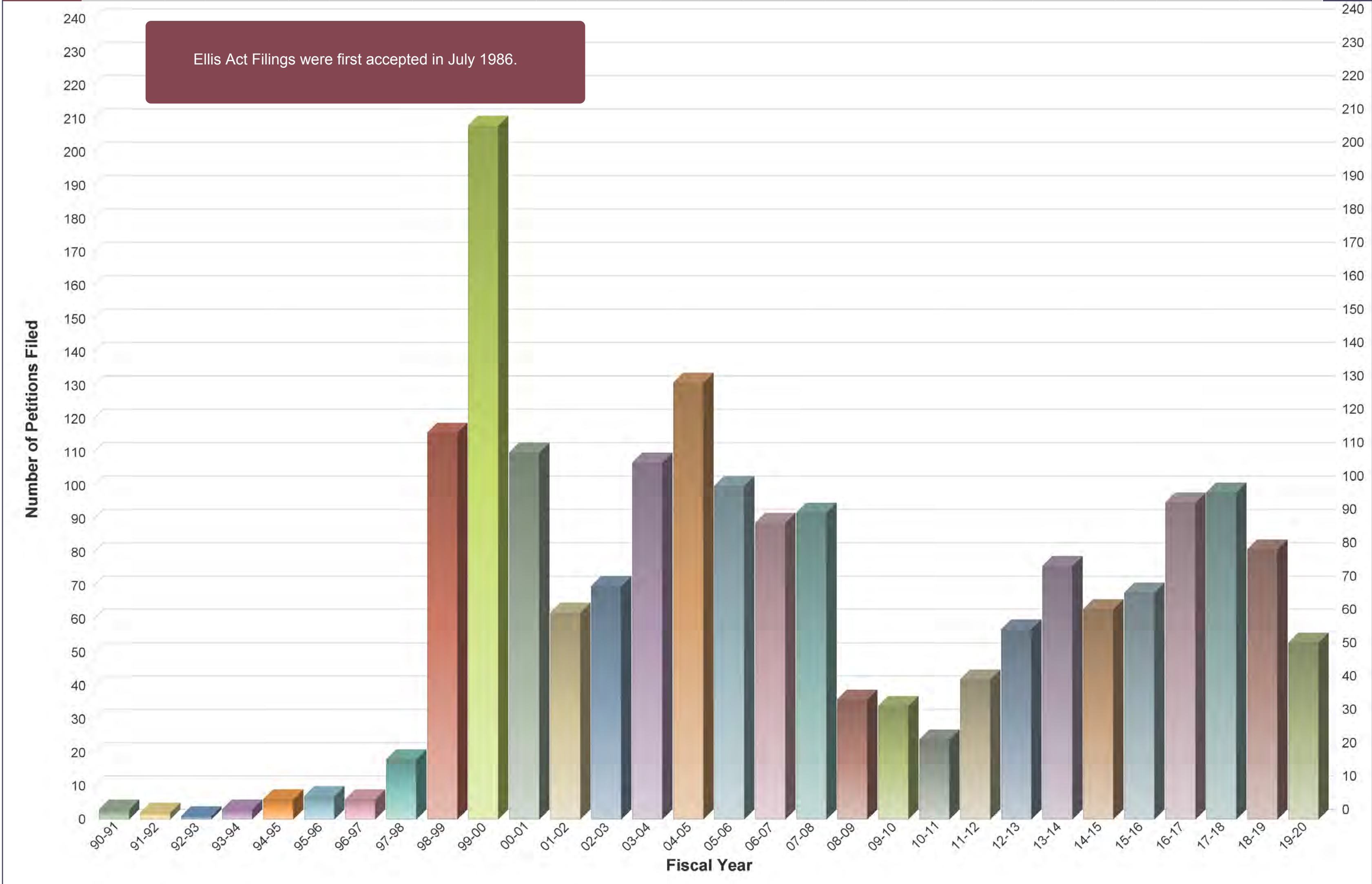
## Tenant Appeals • 30-Year Trend



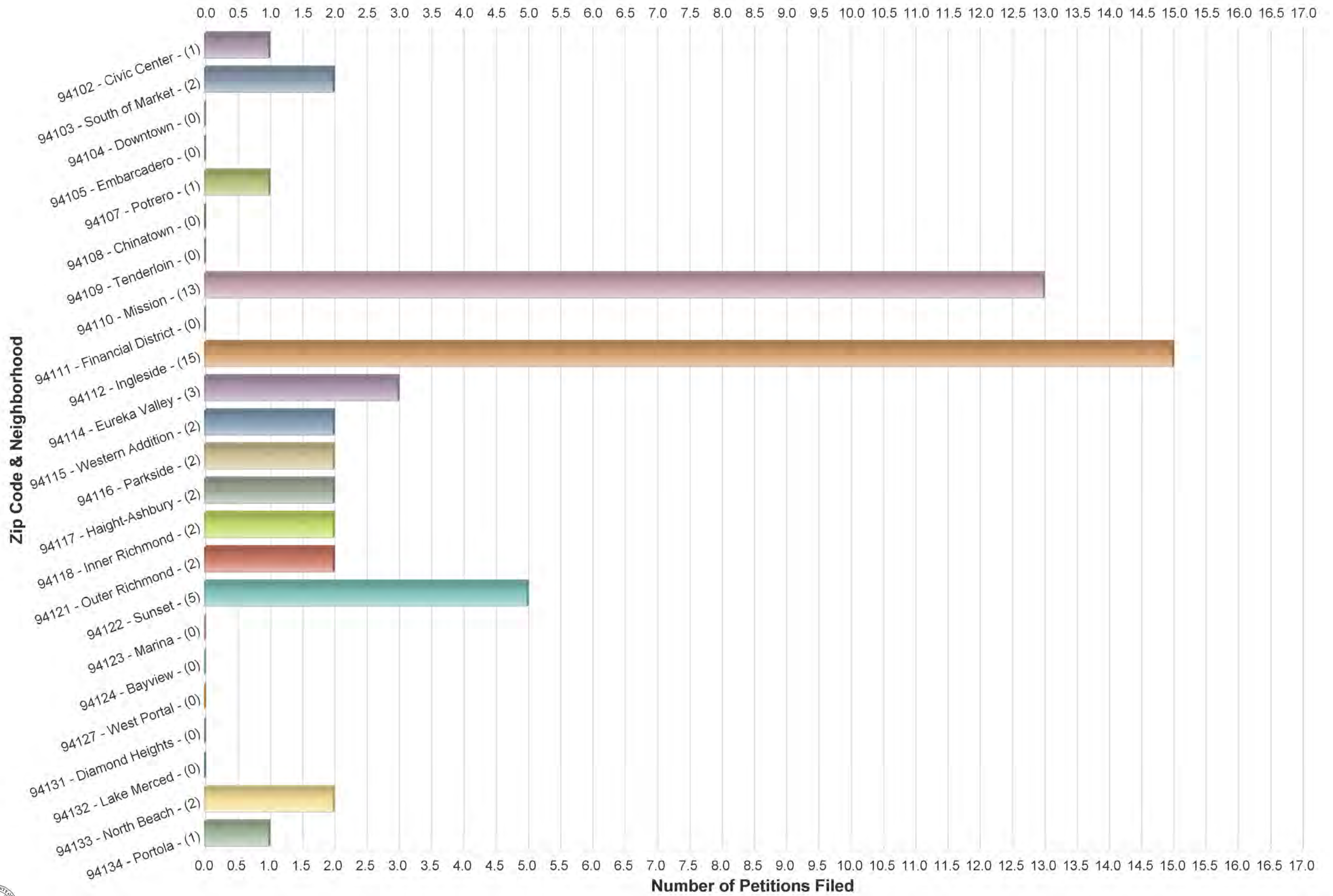


### Landlord Ellis Act Filings • 30-Year Trend

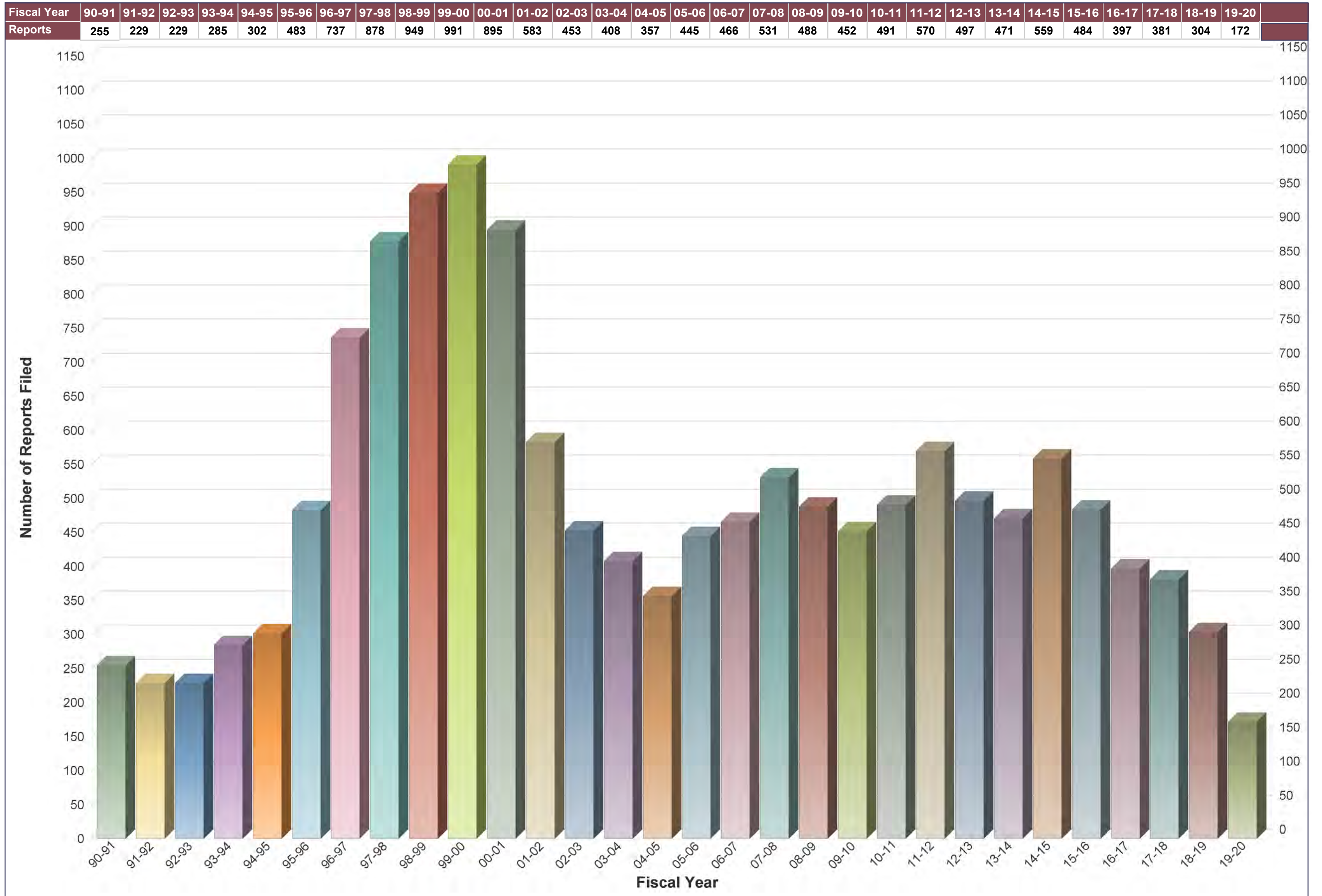
Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Petitions	3	2	1	3	6	7	6	18	116	208	110	62	70	107	131	100	89	92	36	34	24	42	57	76	63	68	95	98	81	53
Units	25	10	1	20	85	27	10	61	291	879	281	188	233	352	480	454	330	393	165	108	72	121	192	304	191	273	260	278	230	150



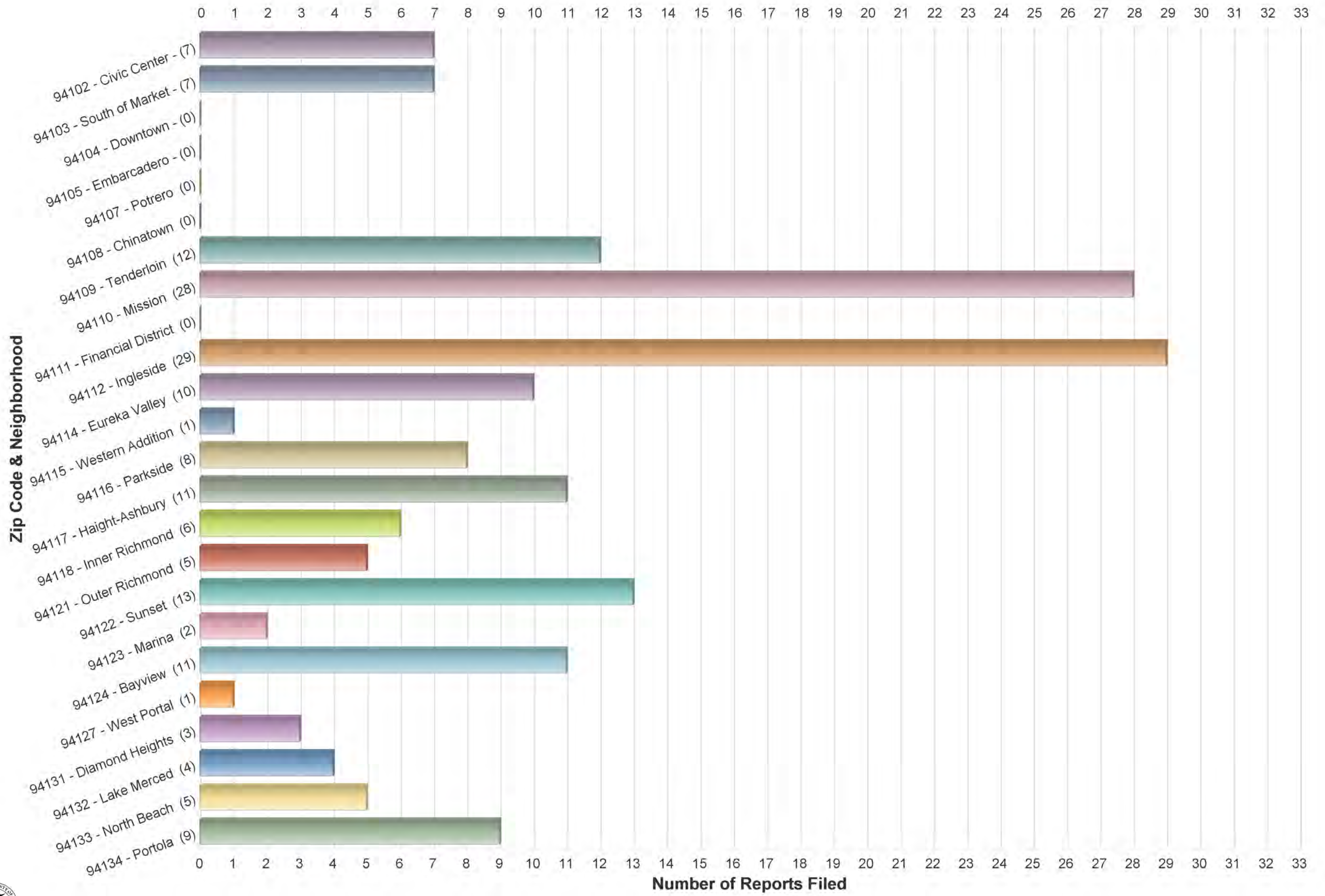
## Landlord Ellis Act Filings by Zip Code • Fiscal Year 2019-2020



## Tenant Wrongful Eviction Reports • 30-Year Trend

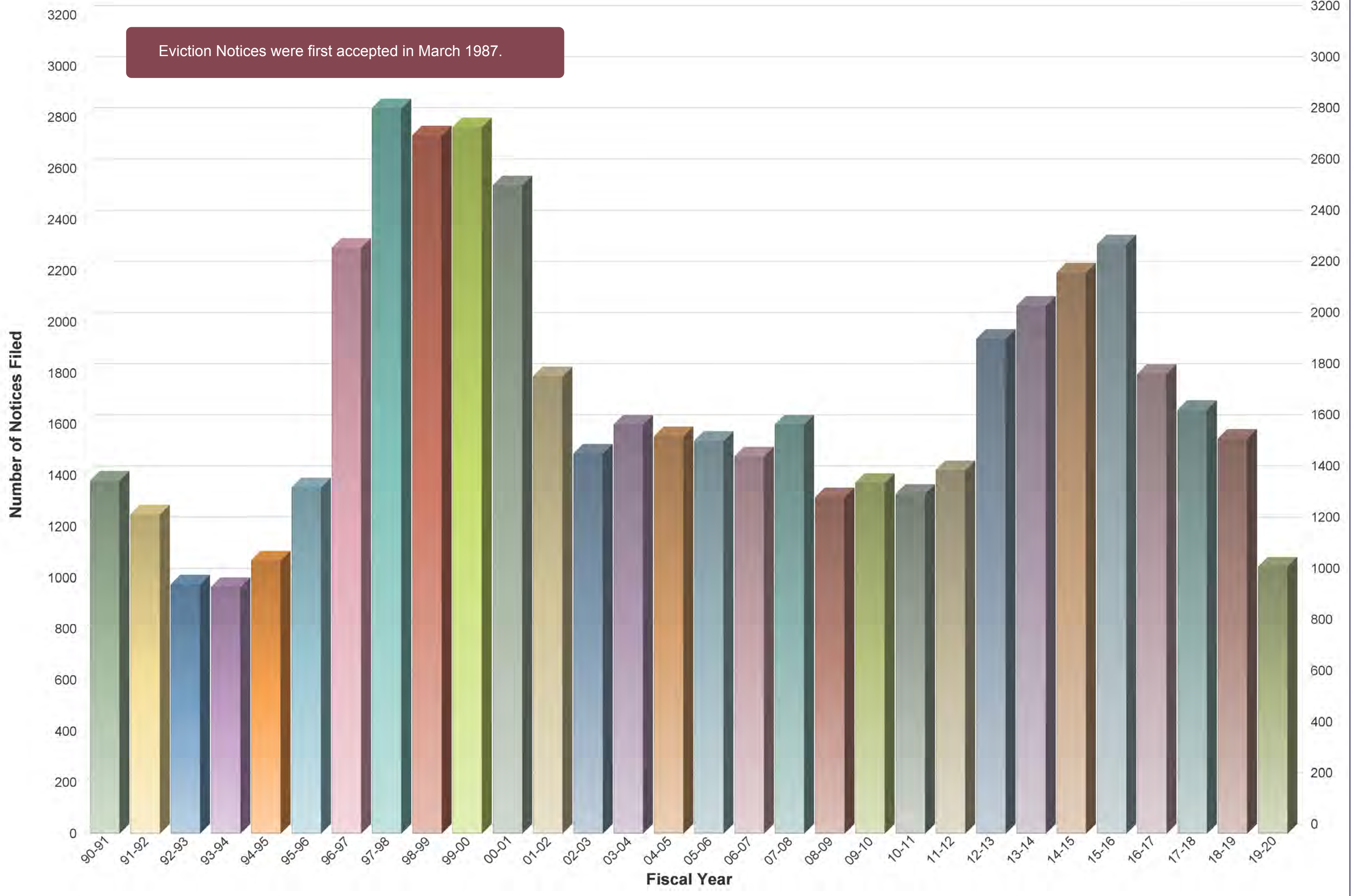


## Tenant Wrongful Eviction Reports by Zip Code • Fiscal Year 2019-2020



## Eviction Notices • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Notices	1,380	1,249	974	965	1,068	1,354	2,291	2,836	2,730	2,762	2,535	1,788	1,486	1,599	1,554	1,536	1,475	1,600	1,315	1,372	1,328	1,421	1,934	2,064	2,194	2,304	1,798	1,657	1,544	1,044



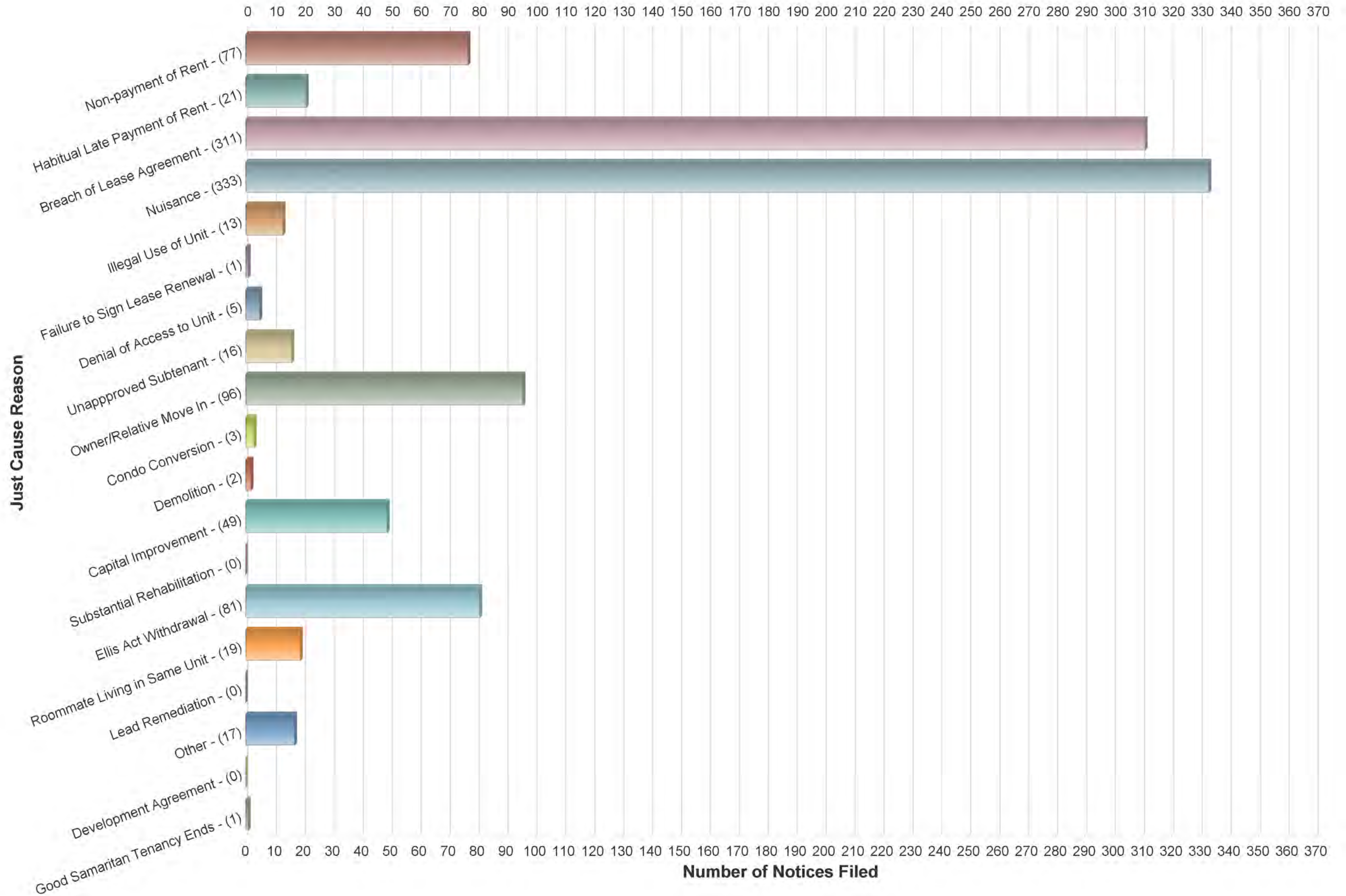
## Eviction Notices by Just Cause Reason • 30-Year Trend

	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05
Non-payment of Rent	123	137	96	101	133	125	132	142	143	150	111	109	89	114	86
Habitual Late Payment of Rent	88	60	72	50	40	49	85	100	101	93	86	57	65	62	49
Breach of Lease Agreement	183	158	136	133	104	172	290	327	344	327	398	329	236	274	246
Nuisance	227	205	215	159	204	236	247	258	247	278	256	283	247	285	274
Illegal Use of Unit	9	11	11	15	9	53	16	17	24	32	27	41	18	25	21
Failure to Sign Lease Renewal	17	114	3	0	0	0	0	2	4	6	2	2	1	0	0
Denial of Access to Unit	12	13	8	5	11	1	0	18	12	14	9	6	9	4	5
Unapproved Subtenant	96	40	34	12	25	34	67	90	168	84	30	4	13	11	15
Owner/Relative Move-In	469	356	293	344	361	481	1,075	1,410	1,200	937	991	594	422	364	288
Condo Conversion	1	0	0	0	0	1	1	1	0	6	5	5	7	3	7
Demolition	13	13	12	12	33	36	53	77	39	43	84	88	94	73	66
Capital Improvement	30	30	10	33	8	18	53	44	24	80	58	47	64	69	70
Substantial Rehabilitation	13	13	1	4	7	10	38	35	26	14	7	8	2	0	1
Ellis Act Withdrawal	4	4	0	0	0	0	3	12	206	440	274	83	115	228	330
Roommate Living in Same Unit	38	38	10	20	30	49	71	119	104	146	130	94	73	57	49
Lead Remediation	0	0	0	0	0	0	0	0	0	1	1	0	0	0	7
Other	57	57	73	77	104	103	160	194	90	110	69	37	31	30	40
Development Agreement															
Good Samaritan Tenancy Ends															
<b>TOTAL:</b>	<b>1,380</b>	<b>1,249</b>	<b>974</b>	<b>965</b>	<b>1,069</b>	<b>1,368</b>	<b>2,291</b>	<b>2,846</b>	<b>2,732</b>	<b>2,761</b>	<b>2,538</b>	<b>1,787</b>	<b>1,486</b>	<b>1,599</b>	<b>1,554</b>

	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Non-payment of Rent	103	99	98	129	85	106	73	74	116	130	119	119	75	83	77
Habitual Late Payment of Rent	60	72	88	88	60	42	59	70	78	72	125	80	48	32	21
Breach of Lease Agreement	271	294	424	376	457	428	536	510	646	736	555	427	385	535	311
Nuisance	310	310	317	279	308	261	277	350	359	406	360	348	331	308	333
Illegal Use of Unit	49	39	39	31	40	21	29	53	52	90	95	85	34	20	13
Failure to Sign Lease Renewal	0	1	9	4	11	4	7	11	1	6	2	7	5	10	1
Denial of Access to Unit	11	15	20	14	31	19	20	14	8	24	12	23	18	5	5
Unapproved Subtenant	19	24	13	18	19	15	22	21	14	25	22	29	27	21	16
Owner/Relative Move-In	248	210	161	143	127	139	136	234	307	393	413	348	274	209	96
Condo Conversion	1	4	2	3	2	3	6	10	13	8	20	3	4	10	3
Demolition	48	47	39	29	24	37	42	62	112	60	43	5	1	6	2
Capital Improvement	83	58	56	24	21	27	39	36	34	36	298	70	191	124	49
Substantial Rehabilitation	5	0	0	0	0	1	0	6	0	0	0	0	0	1	0
Ellis Act Withdrawal	248	210	265	99	69	40	81	144	215	121	146	149	188	133	81
Roommate Living in Same Unit	39	42	19	30	30	32	32	40	55	40	53	66	31	25	19
Lead Remediation	0	1	2	3	0	0	0	0	0	0	0	0	1	0	0
Other	41	49	48	45	88	47	62	66	54	46	40	32	19	22	17
Development Agreement						106	0	232	0	1	1	0	23	0	0
Good Samaritan Tenancy Ends						0	0	1	0	0	0	7	0	0	1
<b>TOTAL:</b>	<b>1,536</b>	<b>1,475</b>	<b>1,600</b>	<b>1,315</b>	<b>1,372</b>	<b>1,328</b>	<b>1,421</b>	<b>1,934</b>	<b>2,064</b>	<b>2,194</b>	<b>2,304</b>	<b>1,798</b>	<b>1,655</b>	<b>1,544</b>	<b>1,045</b>

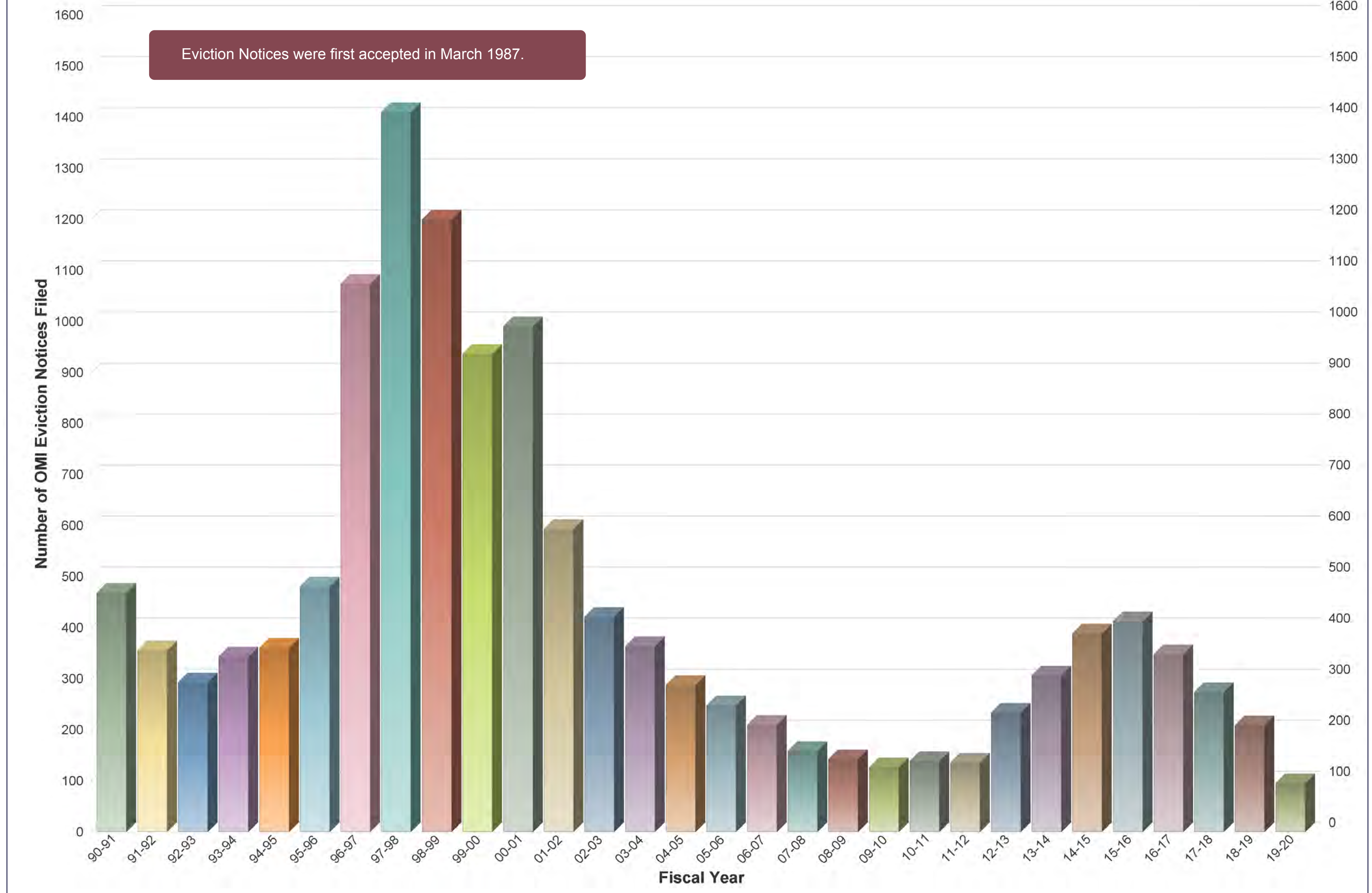


## Eviction Notices by Just Cause Reason • Fiscal Year 2019-2020



## OMI (Owner Move-In) Eviction Notices • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Notices	469	356	293	344	361	481	1,074	1,410	1,200	937	991	594	422	364	288	248	210	159	143	127	139	136	234	307	389	413	348	274	209	96





## OMI (Owner Move-In) Eviction Notices by Zip Code • 30-Year Trend

	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05
94102 Civic Center					7	7	23	27	18	21	12	3	1	4	3
94103 South of Market					13	12	40	42	27	22	19	11	9	11	7
94104 Downtown					0	0	0	0	0	0	0	0	0	0	0
94105 Embarcadero					0	0	0	0	0	0	0	0	1	1	2
94107 Potrero					9	18	26	40	33	25	27	14	9	9	6
94108 Chinatown					4	3	11	8	4	12	7	3	1	3	0
94109 Tenderloin					17	31	55	42	31	38	37	19	5	7	8
94110 Mission					37	72	158	217	166	133	125	70	67	67	51
94111 Financial District					0	0	4	1	1	2	1	0	0	0	0
94112 Ingleside					18	33	58	86	94	77	122	49	41	25	17
94114 Eureka Valley					46	61	103	103	98	55	59	52	29	34	14
94115 Western Addition					29	35	66	57	39	42	31	22	15	16	5
94116 Parkside					15	8	38	50	62	60	51	21	22	17	15
94117 Haight-Ashbury					26	39	100	156	109	54	41	28	31	29	27
94118 Inner Richmond					23	25	96	101	61	61	77	62	34	22	14
94121 Outer Richmond					28	21	56	97	69	65	58	40	24	23	34
94122 Sunset					23	35	72	103	133	91	118	89	45	30	21
94123 Marina					25	29	48	84	49	23	23	17	11	18	17
94124 Bayview					1	2	9	11	43	31	33	20	17	7	3
94127 West Portal					2	1	11	28	12	10	12	2	9	8	5
94131 Diamond Heights					10	15	36	58	44	35	35	22	20	8	10
94132 Lake Merced					2	4	7	19	13	15	13	6	3	5	9
94133 North Beach					20	23	35	38	51	27	40	4	12	5	7
94134 Portola					6	7	22	42	43	38	50	40	16	15	13
<b>TOTAL:</b>	<b>469</b>	<b>356</b>	<b>293</b>	<b>344</b>	<b>361</b>	<b>481</b>	<b>1,074</b>	<b>1,410</b>	<b>1,200</b>	<b>937</b>	<b>991</b>	<b>594</b>	<b>422</b>	<b>364</b>	<b>288</b>

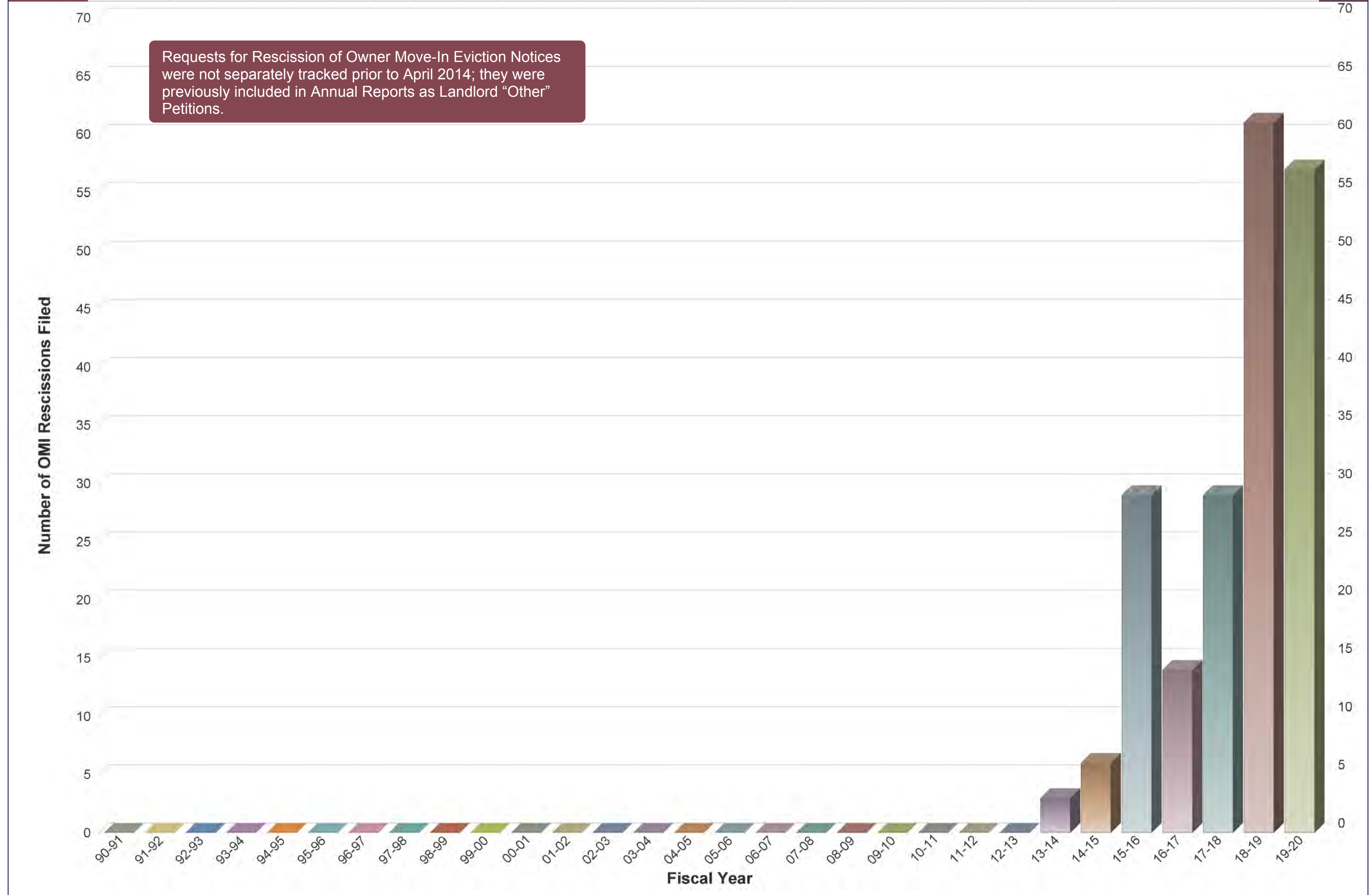
Errors in zip code data reported for FY 13-14, 14-15 and 15-16 have now been corrected. Total number of OMI notices per year remains unchanged.

	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
94102 Civic Center	5	2	0	1	1	1	1	4	2	5	6	0	2	1	1
94103 South of Market	5	1	6	3	2	2	3	4	2	4	5	3	6	1	2
94104 Downtown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
94105 Embarcadero	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
94107 Potrero	5	4	1	6	3	5	5	9	9	12	5	9	6	1	0
94108 Chinatown	2	0	1	0	0	2	0	0	0	1	1	0	0	2	1
94109 Tenderloin	12	9	5	7	6	0	4	7	14	12	6	4	2	5	3
94110 Mission	42	40	23	14	19	27	21	38	38	52	54	43	25	32	19
94111 Financial District	3	6	0	0	0	0	0	0	0	0	2	0	1	0	0
94112 Ingleside	19	6	12	12	8	12	8	10	29	55	50	62	50	29	13
94114 Eureka Valley	19	20	14	9	7	15	10	13	19	32	16	22	9	6	5
94115 Western Addition	9	8	7	9	3	6	6	10	13	11	18	7	9	8	2
94116 Parkside	9	12	5	2	7	4	9	13	29	24	25	23	19	25	7
94117 Haight-Ashbury	16	11	13	13	19	9	15	17	22	20	26	12	12	10	0
94118 Inner Richmond	13	15	12	18	6	6	3	27	32	26	31	19	25	14	6
94121 Outer Richmond	26	16	9	18	7	8	10	12	21	27	27	34	23	10	10
94122 Sunset	27	24	19	11	14	9	10	20	27	32	40	41	26	29	10
94123 Marina	4	11	10	5	8	4	9	14	6	11	14	9	11	3	1
94124 Bayview	3	0	2	3	3	5	4	4	4	4	19	18	14	11	5
94127 West Portal	4	3	5	3	2	2	2	8	2	7	7	1	3	2	0
94131 Diamond Heights	5	8	7	6	6	9	7	5	12	16	13	4	10	6	3
94132 Lake Merced	5	1	4	0	0	0	1	6	3	6	5	6	1	1	1
94133 North Beach	9	10	1	3	4	7	5	8	7	13	12	8	5	6	4
94134 Portola	6	3	2	0	2	6	3	5	16	19	31	23	15	7	2
<b>TOTAL:</b>	<b>248</b>	<b>210</b>	<b>159</b>	<b>143</b>	<b>127</b>	<b>139</b>	<b>136</b>	<b>234</b>	<b>307</b>	<b>389</b>	<b>413</b>	<b>348</b>	<b>274</b>	<b>209</b>	<b>96</b>

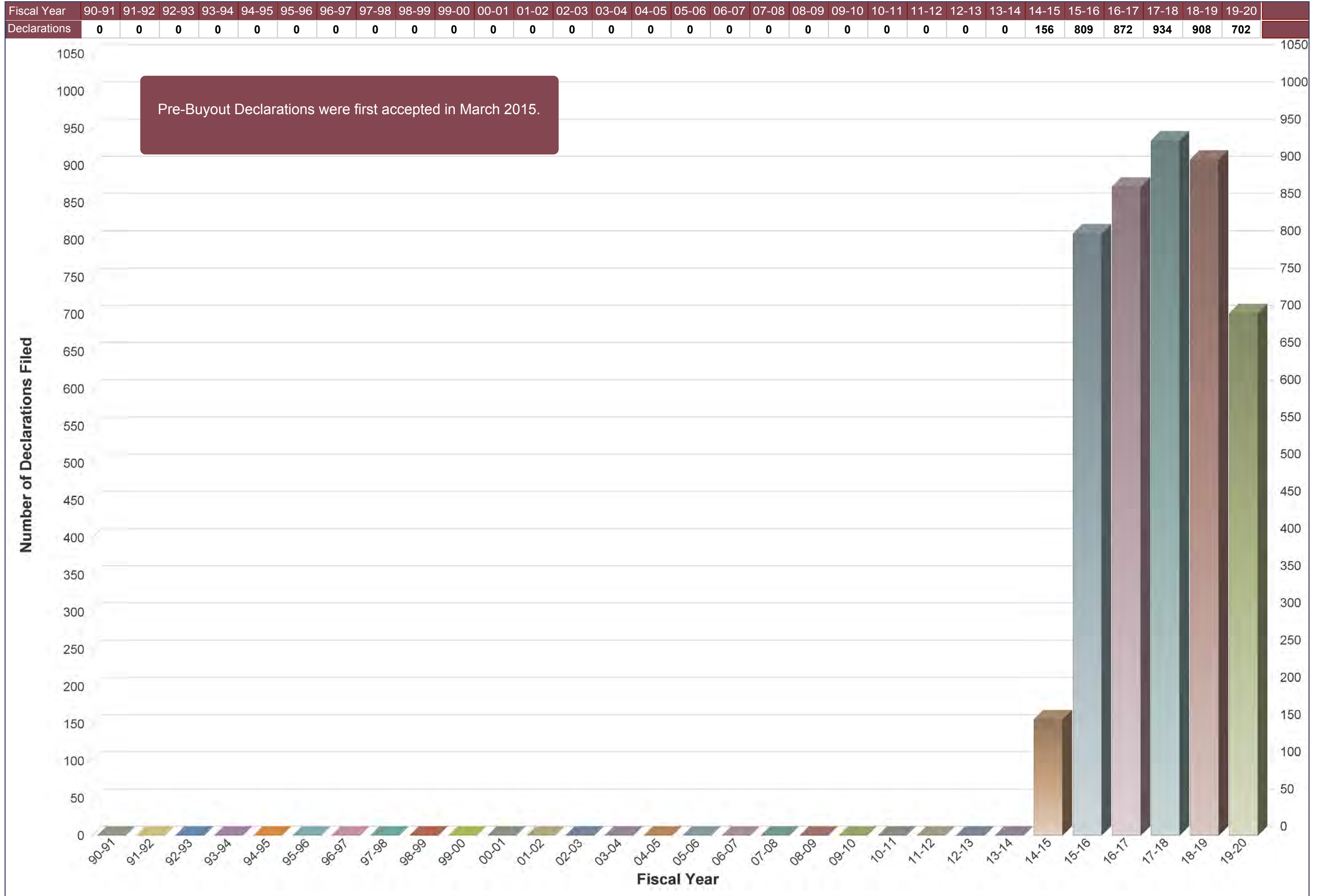


## OMI (Owner Move-In) Rescission Requests • 30-Year Trend

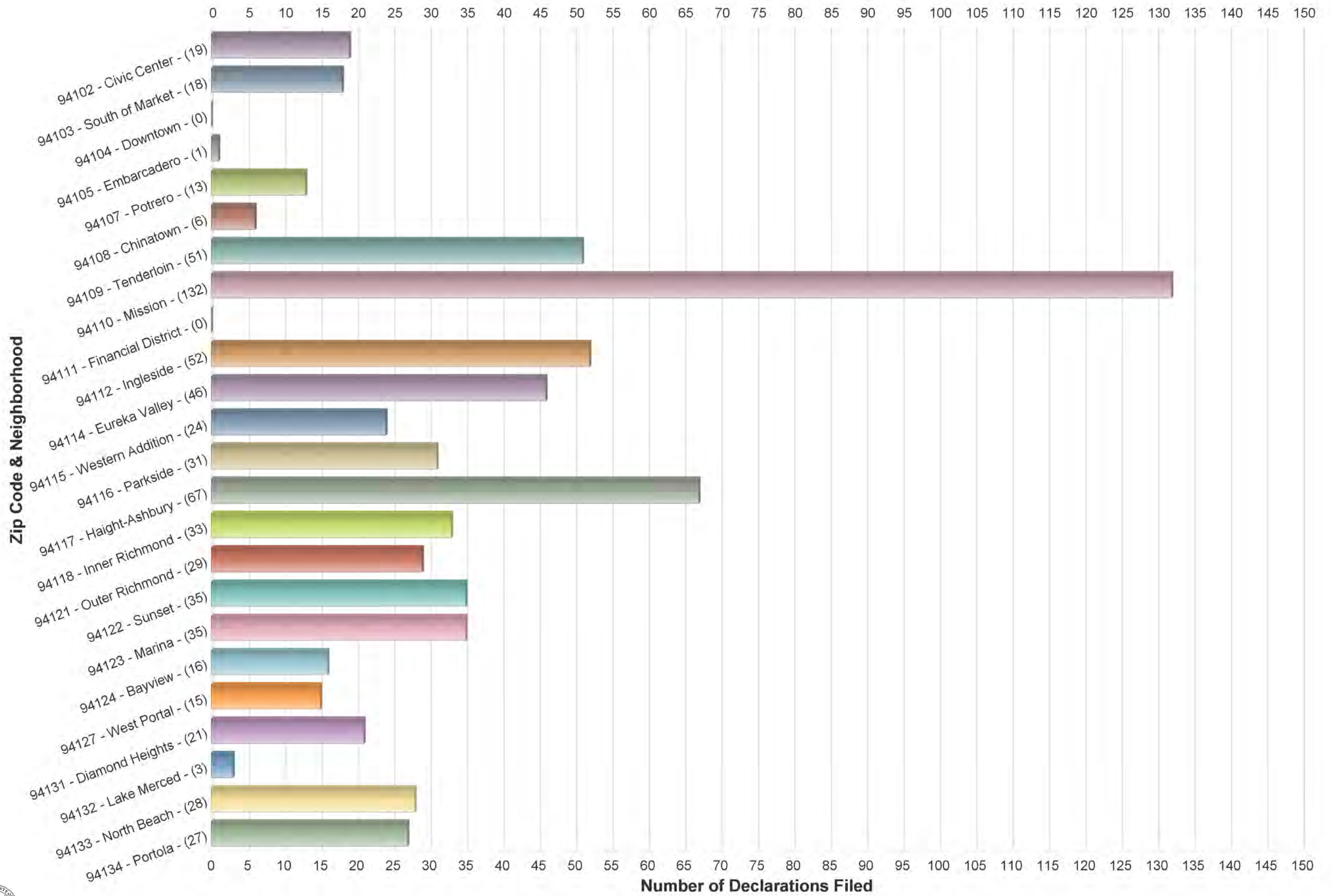
Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	
Rescissions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	6	29	14	29	61	57	



## Pre-Buyout Declarations • 30-Year Trend

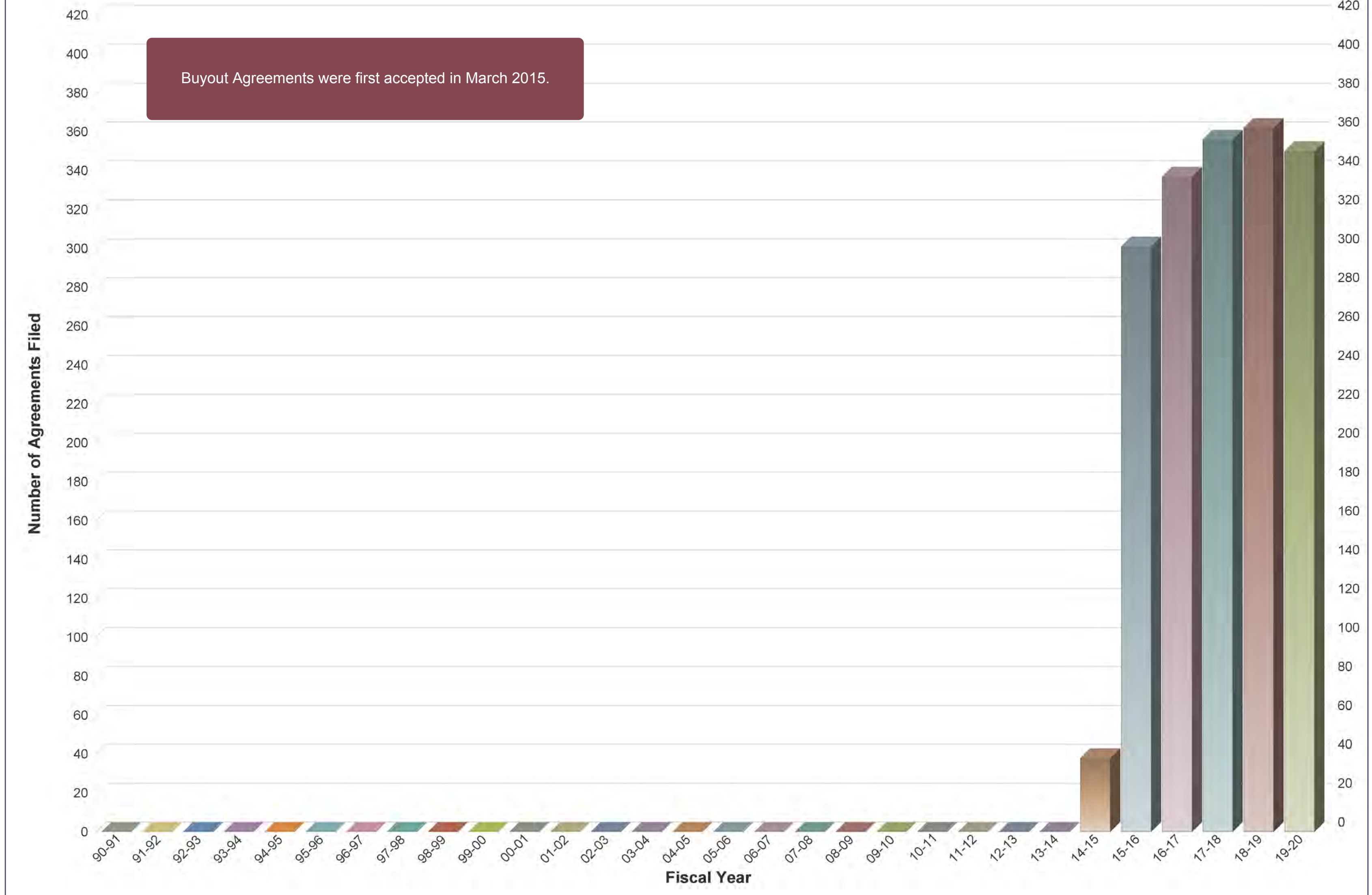


## Pre-Buyout Declarations by Zip Code • Fiscal Year 2019-2020



### Buyout Agreements • 30-Year Trend

Fiscal Year	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Agreements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	301	337	356	362	350



## Buyout Agreements by Zip Code • Fiscal Year 2019-2020

