



To: Mayor Daniel Lurie, and the San Francisco Board of Supervisors

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

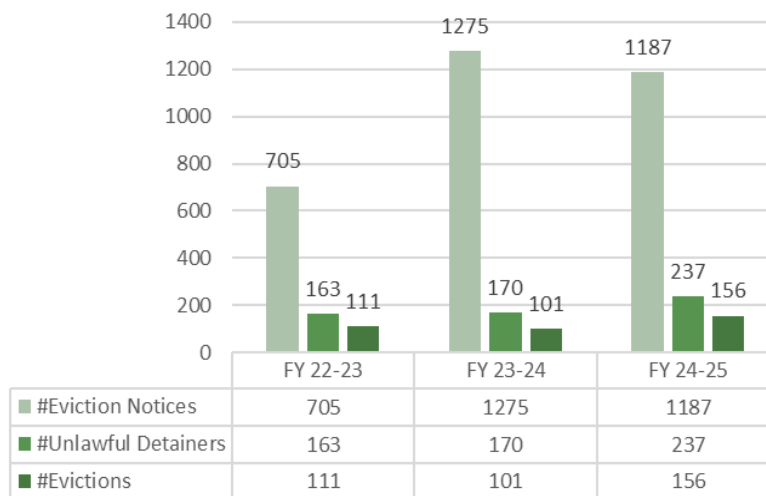
Date: September 2, 2025

Re: FY 2024-25 Annual Report on Evictions from Site-Based Permanent Supportive Housing

Per [San Francisco Administrative Code Article XIV](#), the Department of Homelessness and Supportive Housing (HSH) is submitting the Department's annual tenant eviction report. The report documents the number of **written notices of eviction**, **unlawful detainer filings**, and **evictions** over the past fiscal year from the site-based permanent supportive housing (PSH) units that HSH funds. A written notice of eviction is issued to the tenant from the landlord and explains the provisions of the lease agreement that the tenant is not in compliance with and provides a timeline by which the tenant must comply or move out. If the tenant does not comply with the written notice of eviction, a landlord can initiate an unlawful detainer case with the superior court to pursue eviction. The table below provides an overview of our findings for fiscal year 2024-25 (from July 1, 2024, to June 30, 2025).

Total PSH sites	Households	Households issued written notices of eviction	Households issued unlawful detainer filings	Households evicted	% of households evicted
155	8,537 ¹	1,187	237	156	1.8%

Year-Over-Year Comparison



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¹ The total number of households served (8,537) does not match the sum of households per building (9,348), due to some households having accessed more than one permanent supportive housing site during FY24-25.

² Data reflects the total number of unique households who received a notice of eviction, an unlawful detainer filing, and or were evicted.

The above figure provides a year-over-year comparison of the total number of eviction notices, unlawful detainers filings, and evictions over the three previous fiscal years.


In some cases, providers encounter tenants who may be resistant to engagement or unresponsive to conventional outreach efforts. These tenants may be facing multiple challenges or a lack of understanding of their responsibilities under the terms of their lease. In such cases, repeated attempts at intervention and support can fail to yield desired outcomes, leaving both the tenant and the provider in a precarious situation.


Eviction notices, when used appropriately as a tool for housing retention, can help break this impasse by signaling the severity of the situation to tenants. The legal weight of an eviction notice underscores the potential consequences of inaction, encouraging tenants to take immediate steps to remedy the situation. This may include addressing lease violations or participating in supportive services such as In-Home Support Services (IHSS) to improve living conditions, money management programs to support budgeting and rent payment, treatment services, and more. Eviction notices thus serve as an important tool that providers can employ after other engagement strategies have been exhausted.


Between FY23-24 and FY24-25, there was an 80% increase in issued eviction notices and a 54% increase in actual evictions. However, in FY24-25, 84% of eviction notices were issued for non-payment of rent, yet only 17% of evictions resulted from non-payment. Lease violations accounted for 65% of evictions, while 18% were due to a combination of non-payment and lease violations. Despite the 54% increase in total evictions—from 106 in FY23-24 to 156 in FY24-25—the percentage of households evicted remained under 2% for both fiscal years (1.2% and 1.8%, respectively). This demonstrates that eviction notices, although a last resort, remain a critical tool in supporting housing retention.


HSH uses data from the Department's primary database, the Online Navigation and Entry System (ONE System), to generate these reports. This methodology shift has improved both the accuracy and timeliness of eviction reporting. If you have questions regarding this report, please contact HSH Manager of Legislative Affairs Dylan Schneider at dylan.schneider@sfgov.org.



	Department of Homelessness and Supportive Housing - Report on Evictions in Permanent Supportive Housing Sites Fiscal Year 2024-25 (July 1, 2024 through June 30, 2025)													
	Lived in the housing facility at any time during this period		Number of written notices issued and reason for each				Number of unlawful detainer actions filed & reason				Number of evictions (writ of possession stage or court-issued eviction) and reason			
Site Name	# tenants (adults only)	# households	# households issued 1+ written notices of eviction	# written notices of eviction: rent non-payment only	# written notices of eviction: lease violations only	# written notices of eviction: combination non-payment + lease violations	# households issues 1+ unlawful detainer filings	# unlawful detainer filings for rent non-payment only	# unlawful detainer filings for lease violations only	# unlawful detainer filing: combination non-payment + lease violations	# households evicted	# evictions for rent non-payment only	# evictions for lease violations only	# evictions for combination non-payment + lease violations
Total:	11,185	9,349	1,187	3,270	374	242	237	79	207	16	156	26	100	29
1036 Mission	111	39									1			1
1064 Mission	169	159	37	37	4	1								
1066 Mission	110	105	28	19	13	1					1		1	
10th and Mission	122	43	17	24	33	16	10	1	23	2				
1100 Ocean Ave	27	24	7	6	11		2	2						
1178 Folsom	37	37												
1180 4th St	172	56	23	62			2	1	1					
1296 Shotwell	23	23												
149 Mason	57	57	11		14						1	1		
180 Jones	34	34									2	1	1	
1950 Mission	113	35	6	5		5	1			1				
2524 Mission St														
270 Turk	30	30												
321 Turk	5	5												
383 6th Avenue	6	6												
42 Otis														
455 Fell	126	42	25	79							1	1		
600 7th Street	169	119												
626 Mission Bay	79	29												
681 Florida	135	46	8	3	10	2	2	1	1					
730 Stanyan														
735 Davis Senior	15	15												
835 Turk	92	87	46	34	60	116	3	1		2	1		1	
864 Ellis Street	26	26												
95 Laguna	14	14	2	2			3		4					
990 Polk	60	60									1			1
Aarti	33	33	7				2				1			
Abigail Hotel	66	64	1			1					2	1	1	
Alder Hotel	135	133	59	376	8		3		3		1			1
All Star Hotel	86	86	7	1	5	1	5		5		3		3	
Allen Hotel	70	70	9	3	6		5	2	3		7	1	5	1
Altamont Hotel	89	89									3		1	2
Ambassador Hotel	63	63	6		9		1		1		6	4	1	1
Apollo Hotel	80	80												
Aranda Hotel	133	133	20		27		16		16		7	1	5	1
Arlington Residence	145	145	67	195	1	6	9	3	6		1		1	
Armstrong Place Senior Housing	23	23	1		1									
Arnett Watson Apartments	155	87												
Artmar Hotel	67	67	4		9									
Auburn Hotel	72	72					4		4		1		1	
Bayanihan House	10	10												
Bayview Hill Gardens	179	74	29	102	2		1	1						

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Bishop Swing Community House	134	134	3	3			6	5	1					
Boyd Hotel	82	82	6	3	3		3		3		1			1
Bristol Hotel	59	58	1		1		1			1				
Broadway Sansome Apartments	91	39	4	3		2	1			1	1	1		
Cadillac Hotel	120	120												
Caldrake Arms Hotel	43	43												
Cambridge	62	62												
Camelot Hotel	58	58	4		3	1	1		1		5		5	
Canon Barcus Community House	52	15	1	1										
Canon Kip Community House	104	104	28	28										
Casa Adelante	39	31	7	7	3						1		1	
Casa Colibri	53	53												
Casa de la Misión	47	46	5		10	2								
Casa Esperanza	26	26	11	33	1	1	13	32	10					
Casa Quezada	52	52					6	4	2		1		1	
Cecil Williams	22	22	2		2		1		1		1		1	
City Gardens	558	176	153	518										
Civic Center Residence	114	114	4	3	1		3	3			1	1		
Coronado Hotel	78	77												
Coronet Senior Housing	23	23												
Crosby Hotel	144	137	90	614	5	4	3		3		4		3	1
Crown Hotel	43	43	6	6	2	2	3	2	1		1		1	
Curran House	28	10												
Dalt Hotel	10	10												
Diva Hotel	136	117	11	12										
Dr. Davis Senior Community	25	25												
Dudley Apartments	18	18												
Eddy and Taylor	93	30												
Eddy Street Apartments	18	15												
Edgeworth Hotel	38	37	1			1								
Edith Witt Senior Community	31	31					1		1					
Edward II	27	25					1		1					
Edwin M. Lee	8	8												
El Dorado	9	9												
Elk Hotel	89	88	5	2	4		1		1		2		2	
Elm Hotel	87	85	50	204	1						3		3	
Empress	98	98	2		2		2		2		2		1	1
Essex Hotel	87	86												
Fairfax Hotel	20	20												
Folsom/Dore	45	44	10		7	23	1		1		1		1	
Franciscan Towers	91	76									5	1	3	1
Garland Hotel	68	68	7	6	4	1	3		3		1		1	
Granada Hotel	91	83	2		2		2		2					

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Graystone Hotel	76	75	4	1	1	4	2	1	1		1		1	
Hamlin Hotel	69	69									1		1	
Harbor Haven	35	35												
Hartland Hotel	147	144	8	2	6		2		2		3		3	
Hazel Betsey	7	6												
Henry Hotel	131	128	43	216	4		4	1	2	1	2		2	
Hillsdale Hotel	83	79	35	159			1	4						
HomeRise at Mission Bay	167	154									5		3	2
Hotel Isabel	27	27												
Iroquois Hotel	82	79									1			1
Island Bay Homes	164	47									1	1		
Jazzie Collins Apartments	112	101									1	1		
Jefferson Hotel	120	119	5	1	4		3		3		3		1	2
John Burton Housing	37	33	2		2		1		1					
Juan Pifarre Plaza	6	3												
Kelly Cullen Community	184	184									6	2	2	2
Kinney Hotel	30	30	4	1	3		2		2					
Knox Apartments	36	36									1	1		
Le Nain Hotel	94	94	2		2		1		1		2		2	
Leland House	41	41												
Lyric Hotel	63	63	2		2	1	5	1	3	2	2		2	
Mary Elizabeth Inn	56	56									1		1	
Mary Helen Rogers	21	21												
Mayfair Hotel	56	56	1		1		1		1					
McAllister Hotel	103	103	13	1	13		10		10	1	5		5	
Mentone Hotel	75	71	35	157			1		1					
Midori Hotel	10	10												
Minna Lee	60	60	1			1	2		1	1	1			1
Mission Creek Senior Community	52	52	4			11								
Mission Hotel	260	257	24	4	21		22	2	21		5		5	
Monterey Boulevard Apartments	12	4												
Mosaica	74	34												
National Hotel	102	102	6		4	2	14		13	1	7		7	
Octavia Court	3	3												
Pacific Bay Inn	74	74					1		1		1	1		
Parkview Terrace	22	22												
Pierre Hotel	94	90	7	2	5		4		4		2		2	
Plaza Apartments	111	111	9	4	7		2		1	1	4		2	2
Post Hotel	97	93	17	29	7	1	10	3	6	1	2		2	
Railton	38	38	1			1								
Raman Hotel	88	88	3			7	1		1					
Rene Cazenave	130	129									1		1	
Richardson Apartments	132	132	1			2	1			1	3	1	1	1

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Richardson Hall	8	8	1		1		1		4					
Ritz Hotel	2	2												
Rose Hotel	69	69	39	195			7	7	1					
Royan Hotel	73	73	5	3	5	1	2		2		4	1	2	1
San Cristina	63	63												
Senator Hotel	108	97												
Seneca Hotel	210	205	13	10	3	11	4	2	3		7	2	2	3
South Park Residence - Gran Oriente														
South Park Residence - Hotel Madrid	30	30												
South Park Residence - Park View	33	33												
Stanford Hotel	5	5												
Star Hotel	58	58	1		2		1		1		1		1	
Star View Court	188	74												
Tahanan	134	132	52	93		1					4		2	2
The Margot	277	169	8		9		5		13		1		1	
Treasure Island - Maceo May	24	24												
Union Hotel	68	67									1		1	
Vera Haile	25	22	5			8								
Verona Hotel	68	68					1		1		1		1	
Veterans Academy	102	102									1	1		
Veterans Commons	14	14												
Vincent Hotel	109	108	2		2		2		2		2		2	
West Hotel	41	41									2	2		
William Penn	17	17												
Willie B. Kennedy	20	20												
Windsor Hotel	93	93	2		2		1		1					
Winton Hotel	80	79	8	1	4	5	4		4		1		1	
Zygmunt Arendt House	49	49												