



Mike Levine, Executive Director

Daniel Lurie, Mayor

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

From: Mike Levine

Executive Director, Department of Homelessness and Supportive Housing

Date: September 1, 2026

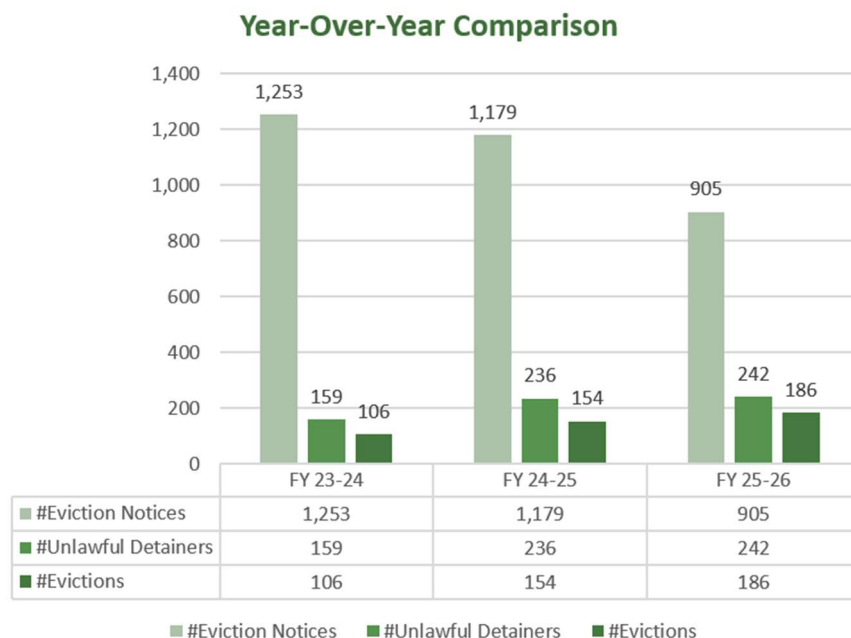
Subject: FY 2025-26 annual report on evictions from site-based permanent supportive housing

Per [San Francisco Administrative Code Article XIV](#), the Department of Homelessness and Supportive Housing (HSH) is submitting its 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 HSH-funded site-based permanent supportive housing (PSH).

To contextualize the eviction data presented in this report, it is important to outline the standard process through which unlawful detainer actions occur in HSH-funded PSH. In the event a PSH tenant violates a provision of their lease, including nonpayment of rent, the PSH operator (landlord) may issue a written notice of eviction. This written notice explains which provisions of the lease agreement the tenant is in noncompliance with and provides a timeline by which the tenant must comply or face eviction proceedings. If the tenant does not comply with the written notice of eviction, a PSH operator can initiate an unlawful detainer case with the superior court to pursue eviction. Very few written notices of eviction result in eviction. Often cases go to arbitration, and in cases of nonpayment of rent, the court may instruct the tenant to seek assistance through the SF Emergency Rental Assistance Program (ERAP). Support services provided within PSH are designed to support the tenant and their housing stability. The eviction process is used when traditional case management interventions have failed.

The table below provides an overview of our findings for fiscal year 2025-26 (from July 1, 2025, to June 30, 2026).

Total PSH sites	Households	Households issued a written notice of eviction	Households issued unlawful detainer filings	Households evicted	% of households evicted
160	9,665 ¹	905	242	186	1.9%



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, PSH operators encounter tenants who may be unresponsive to conventional outreach and case management 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 operator in a precarious situation. HSH has made significant strides in addressing this issue. This fiscal year, HSH, the Mayor’s Office of Housing & Community Development (MOHCD), and the San Francisco Supportive Housing Provider Network (SHPN) collaborated to support tenants at-risk of eviction by streamlining access to SF ERAP. Through this process, SHPN reported hundreds of households who had been delinquent on their rent for eight months or more. This coordinated approach greatly reduced eviction rates among these households.

Since the COVID-19 pandemic, PSH operators saw an increase in nonpayment of rent cases. In response to this challenge, operators can leverage eviction notices as a tool for housing retention. Notices signal the severity of the situation to tenants and underscore the potential consequences of inaction; they also encourage tenants to take advantage of available housing retention resources including ERAP. Written notices also encourage tenants to address other lease violations and participate 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 operators can employ after all other engagement strategies have been exhausted.

In FY25–26, there were 905 eviction notices issued. Although used as a last resort, eviction notices remain an important tool for addressing tenancy issues and supporting housing retention within PSH. In FY25–26, non-payment of rent accounted for 60% of eviction notices issued but only 20% of evictions. Lease violations accounted for 64% of evictions, while 16% involved both non-payment and lease violations. Between FY24–25 and FY25–26, total household evictions increased by 20.8%, from 154 to 186. Despite this increase, the percentage of household evictions remained below 2% for both fiscal years respectively.



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 Emily Cohen, HSH Deputy Director of Communications & Legislative Affairs, at emily.cohen@sfgov.org.



	Department of Homelessness and Supportive Housing - Report on Evictions in Permanent Supportive Housing Sites Fiscal Year 2025-26 (July 1, 2025 through June 30, 2026)													
	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 posession 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:	11,533	9,665	905	1,110	614	112	242	68	173	29	186	38	118	30
1036 Mission	115	41									1			1
1064 Mission	175	162	12	3	11	1	1		1		4		2	2
1066 Mission	117	112	4	1	3		6	1	5		3		2	1
10th and Mission	121	47	31	22	145	5	2	1	7		2		1	1
1100 Ocean Ave	29	26	15	56	17		1		1					
1178 Folsom	40	40												
1180 4th St	162	54	15	18			1	1			1	1		
1296 Shotwell	23	23	7	7			1	1			1	1		
149 Mason	60	60	4	4			2	2			1	1		
1633 Valencia	143	143	20	23	12		1		2					
180 Jones	40	39	5		6		2		2		4		4	
1950 Mission	126	41	15	13	1	6	3	2	1		3	1	2	
2550 Irving	85	36												
270 Turk	31	31	2	2	1						1	1		
272 Folsom	31	30	1		1									
321 Turk	6	6												
383 6th Avenue	22	22												
42 Otis	25	25	8		23									
455 Fell	97	35	9	12										
55 Laguna	8	8												
600 7th Street	180	126	47	56		1	1		1		1		1	
626 Mission Bay	80	29	9	9	1						1		1	
681 Florida	118	40	5	7			3	3						
730 Stanyan	76	32	5	6	6		1	1						
735 Davis Senior	17	17												
78 Haight	36	32												
835 Turk	77	73	22	1	7	32								
864 Ellis Street	30	30									1		1	
95 Laguna	15	15	1			1								
990 Polk	54	54												
Aarti	39	39	27	44	42		7	5	4		1		1	
Abigail Hotel	62	61												
Alder Hotel	142	139	28	65			10	11			3	2	1	
All Star Hotel	91	91	4	1	3	2	1		1		1		1	
Allen Hotel	69	69	16	18	9	1	12	2	9	2	3	2	1	
Altamont Hotel	91	89												
Ambassador Hotel	62	62	2		3						1		1	
Apollo Hotel	85	85									2		1	1
Aranda Hotel	135	135	23	4	23		13	3	10		8	1	5	2
Arlington Residence	145	145	70	262		1	3	4			4	2	2	
Armstrong Place Senior Housing	24	23	3	1	3		2		2					
Arnett Watson Apartments	147	87												
Artmar Hotel	68	68	22	7	58	1	1	1			2		2	
Auburn Hotel	71	71									1		1	
Bayanihan House	11	11												
Bayview Hill Gardens	169	73	23	85	2	6	1	1						
Bishop Swing Community House	142	142	24	27	1									
Boyd Hotel	86	86	4	2	5		1	1			4		4	
Bristol Hotel	64	63	1	2										
Broadway Sansome Apartments	99	43	1	1			1	1						
Cadillac Hotel	105	105	1			1								
Caldrake Arms Hotel	46	45	1		1		1		1		1		1	
Cambridge	59	59									1			1
Camelot Hotel	54	54	3	1	1		3	1	1	1	4	1	2	1
Canon Barcus Community House	42	14	2		2									
Canon Kip Community House	105	105					1		1		1		1	
Casa Adelante	36	32	2	1	1						1		1	
Casa Colibri	59	59												
Casa de la Misión	50	49												
Casa Esperanza	33	33	19	56	9	17	4		7					
Casa Quezada	60	60	1		1		1		1					
Cecil Williams	22	22												
City Gardens	536	168	31	1	57	1	6	1	1	6				

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Civic Center Residence	102	102	2		2		1		1		3		3	
Coronado Hotel	72	72												
Coronet Senior Housing	21	21												
Crosby Hotel	143	136	3	2	1						1			1
Crown Hotel	40	40	4	5	1	3	2	1	1		1	1		
Curran House	28	10												
Dalt Hotel	11	11					1	1			1			1
Diva Hotel	134	116	5	5							1		1	
Dr. Davis Senior Community	23	23												
Dudley Apartments	19	19									1		1	
Eddy and Taylor	88	29	2	2										
Eddy Street Apartments	18	15												
Edgeworth Hotel	38	37	3	1	2		1		1		1		1	
Edith Witt Senior Community	31	29					3		5					
Edward II	30	28	2	2										
Edwin M. Lee	8	8	2				2				2		2	
El Dorado	11	11	1		1		1		1					
Elk Hotel	88	87	4	3	2		6	1	5		5		5	
Elm Hotel	90	88	46	45		1	3	3			1			1
Empress	96	96	3	1	1		3	1	1	1	4	1	2	1
Essex Hotel	79	78					1		1					
Fairfax Hotel	19	19												
Folsom/Dore	47	45	6	1	1	10	1		1		1	1		
Franciscan Towers	91	75												
Garland Hotel	73	73	8	6	4		4		4		1		1	
Granada Hotel	196	183	12	22			3		2	1	1		1	
Graystone Hotel	73	72	4		4		4		3	1	1		1	
Hamlin Hotel	66	66												
Harbor Haven	55	54	1			2								
Hartland Hotel	153	150	8	7	2	3	4	2	1	1	1			1
Hazel Betsey	9	8					1		1					
Henry Hotel	132	130					2	2			3		2	1
Hillsdale Hotel	80	77	20	40										
HomeRise at Mission Bay	159	151					8	2	3	4	8	5	2	1
Hotel Isabel	24	24												
Iroquois Hotel	79	77					1			1	1			1
Island Bay Homes	145	44									1	1		
Jazzie Collins Apartments	111	102									2	2		
Jefferson Hotel	120	118	4		4		2		2		2		2	
John Burton Housing	34	30	7		14		1		1					
Juan Pifarre Plaza	5	3												
Kelly Cullen Community	175	175	2	2	2						2		1	1
Kinney Hotel	33	33	11	5	6		7		8	2	5		5	
Knox Apartments	66	66	2		2	2								
Lark Landing	33	11												
Le Nain Hotel	80	80	1		1		1		1		1			1
Leland House	41	41												
Lytic Hotel	61	61	7	8			3	1	2	1	4		3	1
Mary Elizabeth Inn	60	60	4	1	3		1		1		1	1		
Mary Helen Rogers	23	23												
Mayfair Hotel	52	52	1		1		1		1					
McAllister Hotel	96	95	13	3	10	2	8	2	6		5		4	1
Mentone Hotel	73	69												
Midori Hotel	10	10												
Minna Lee	59	59	2		4		1	1			3		3	
Mission Creek Senior Community	55	55	1			1	1		1					
Mission Hotel	280	277	21	10	18		10		10		10		9	1
Monterey Boulevard Apartments	12	4												
Mosaica	68	32	1		1									
National Hotel	103	103	17	10	7	5	6		7		3		2	1
Octavia Court	12	9												
Pacific Bay Inn	74	73	1		1									
Parkview Terrace	20	20												
Pierre Hotel	95	91	8	3	6		7		6	1	2		2	
Plaza Apartments	115	115	3		1	2					1			1

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Post Hotel	106	98	34	26	14		2			2	6	3	1	2
Railton	39	39	2	1	1									
Raman Hotel	102	101	4	4	1		1			1	1		1	
Rene Cazenave	120	119									1		1	
Richardson Apartments	133	133									5		5	
Ritz Hotel	2	2												
Rose Hotel	63	63	33	56			4	3		1	2	1		1
Royan Hotel	74	74	3		3	1	2		2		2		2	
San Cristina	59	59					3		3		2		2	
Senator Hotel	107	99	1		1		5	3	1	1	3	1	1	1
Seneca Hotel	219	213	5	4	2		4	1	3		5	4	1	
South Park Residence - Gran Oriente	1	1												
South Park Residence - Hotel Madrid	30	30												
South Park Residence - Park View	31	31	1		1									
Stanford Hotel	4	4												
Star Hotel	64	64	1		1									
Star View Court	168	67	1			1								
Tahanan	150	146	2		2		2		3		2		2	
The Margot	290	174	15		22		16		20		4		4	
Treasure Island - Maceo May	25	25									1	1		
Union Hotel	68	67	5	12	1		1		1		2		2	
Vera Halle	23	20												
Verona Hotel	76	76									1		1	