

# Eviction Alert System

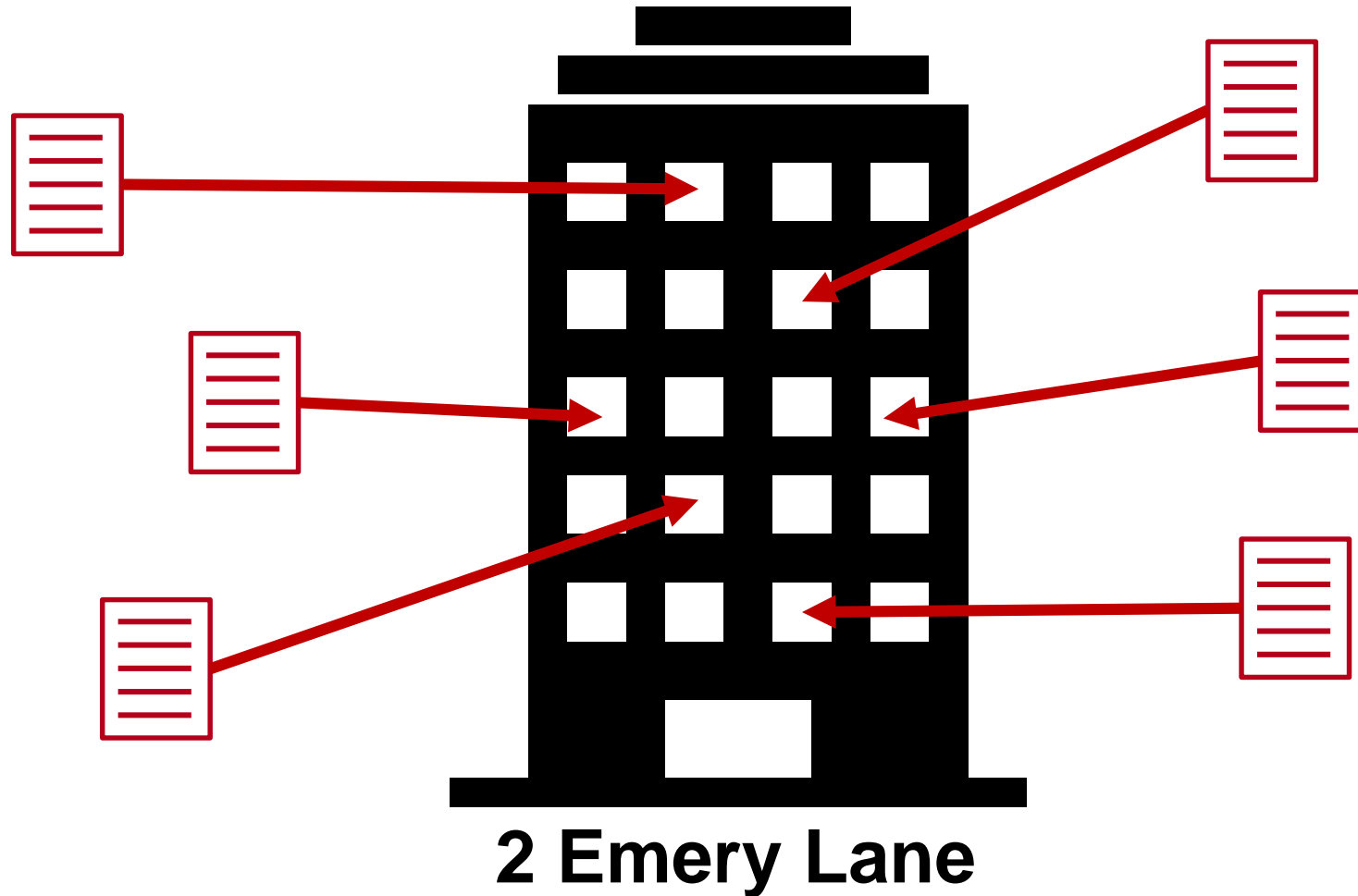


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Data Scientist  
DataSF, [datasf.org](https://datasf.org)

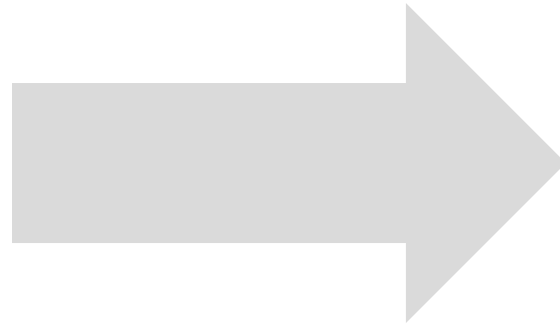
MAYOR'S OFFICE OF  
**HOUSING & COMMUNITY DEVELOPMENT**

Hugo Ramirez  
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Mayor's Office of Housing and  
Community Development (MOHCD)

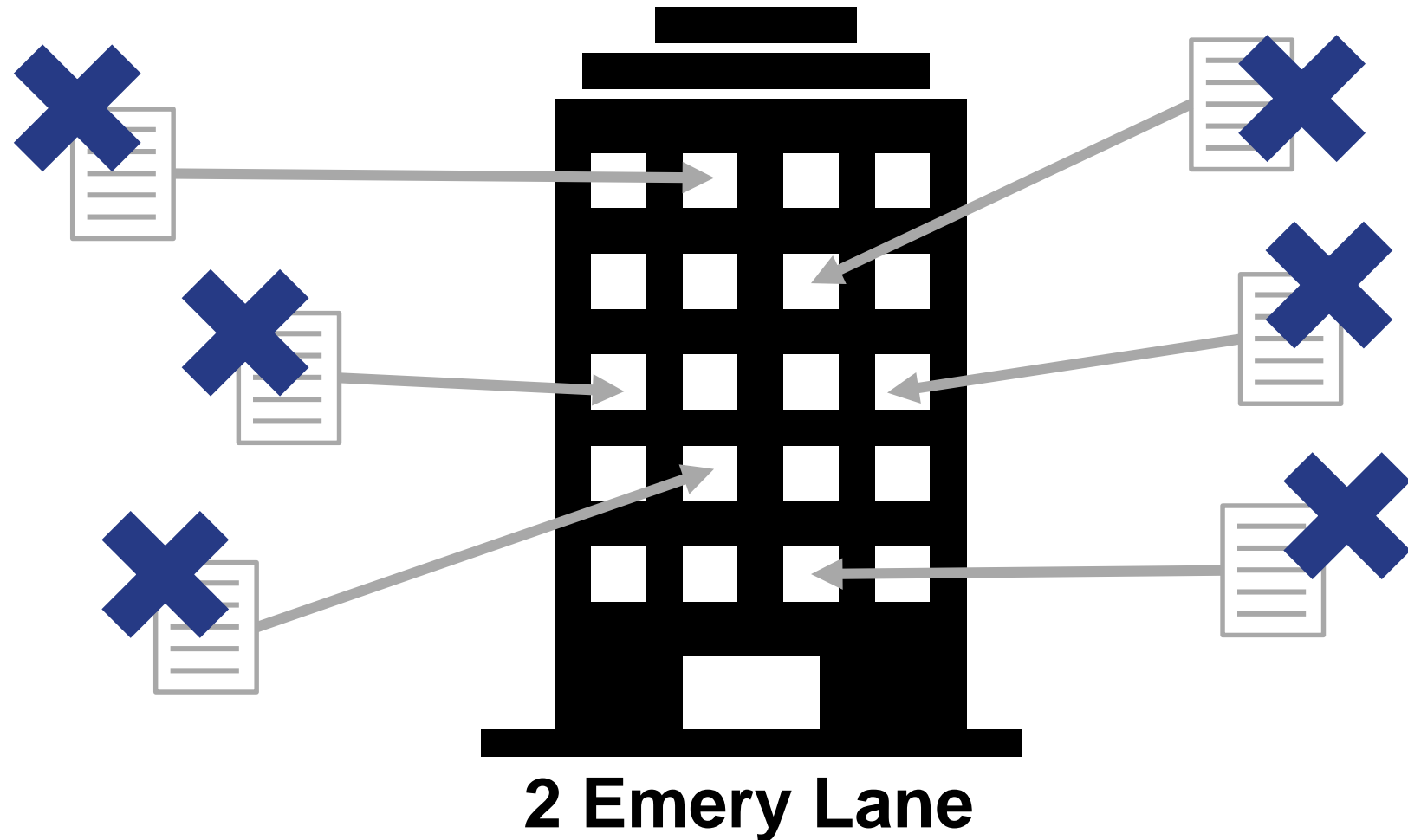
Back in 2015, more than 20 families were being evicted from a single building, 2 Emery Lane



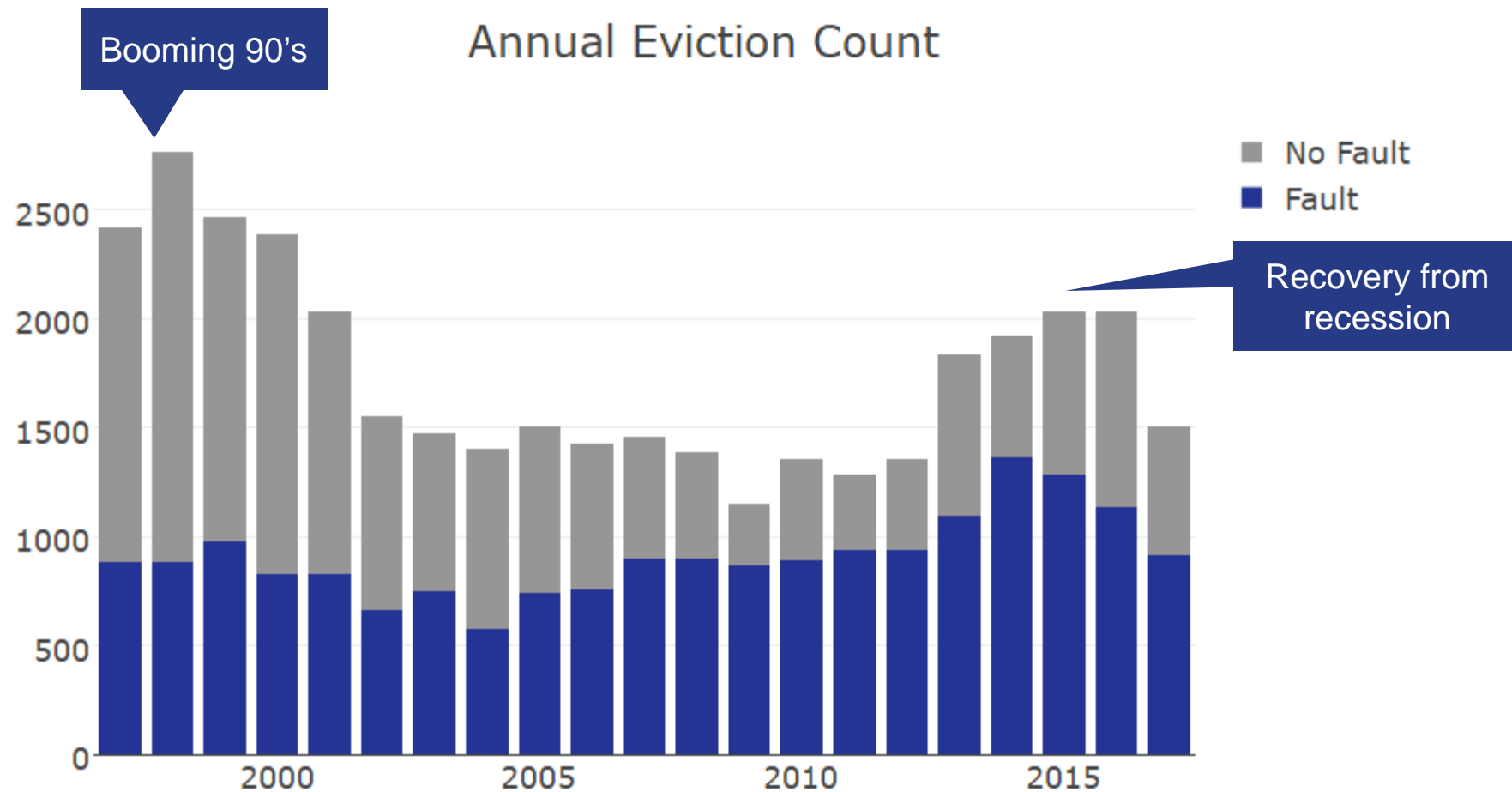
Fortunately, they were able to organize and their protests reached the ear of the Mayor



The Mayor stepped in and was able to convince the landlord to remove most of the eviction notices...but this isn't a sustainable or scalable strategy.



# We already knew that evictions from rent-controlled units mimic the booms and busts of the economy



# We care because evictions from rent-controlled units affect the affordability of housing in the City in two ways

No fault evictions (e.g. condo conversions, Ellis Act Withdrawals) remove rent control units from the market



**Condo Conversion**

Fault evictions result in higher rent for the new tenant and the evictee in search of (usually costlier) housing



**Old Rent**

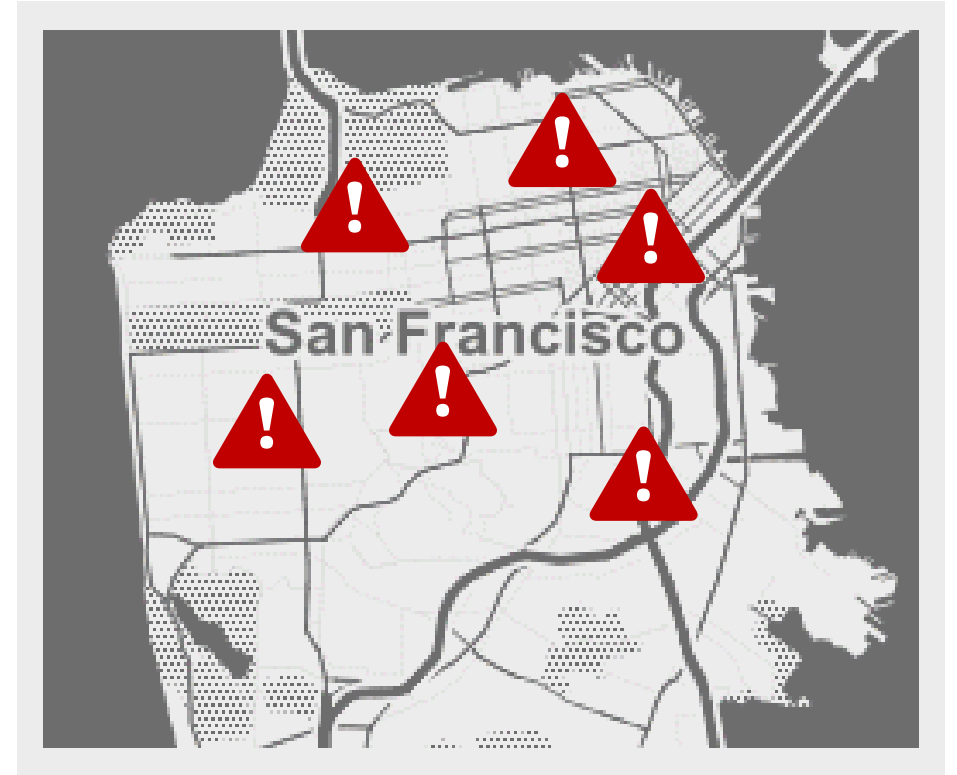


**New Tenant,  
New Market Rate Rent,  
Same Unit**

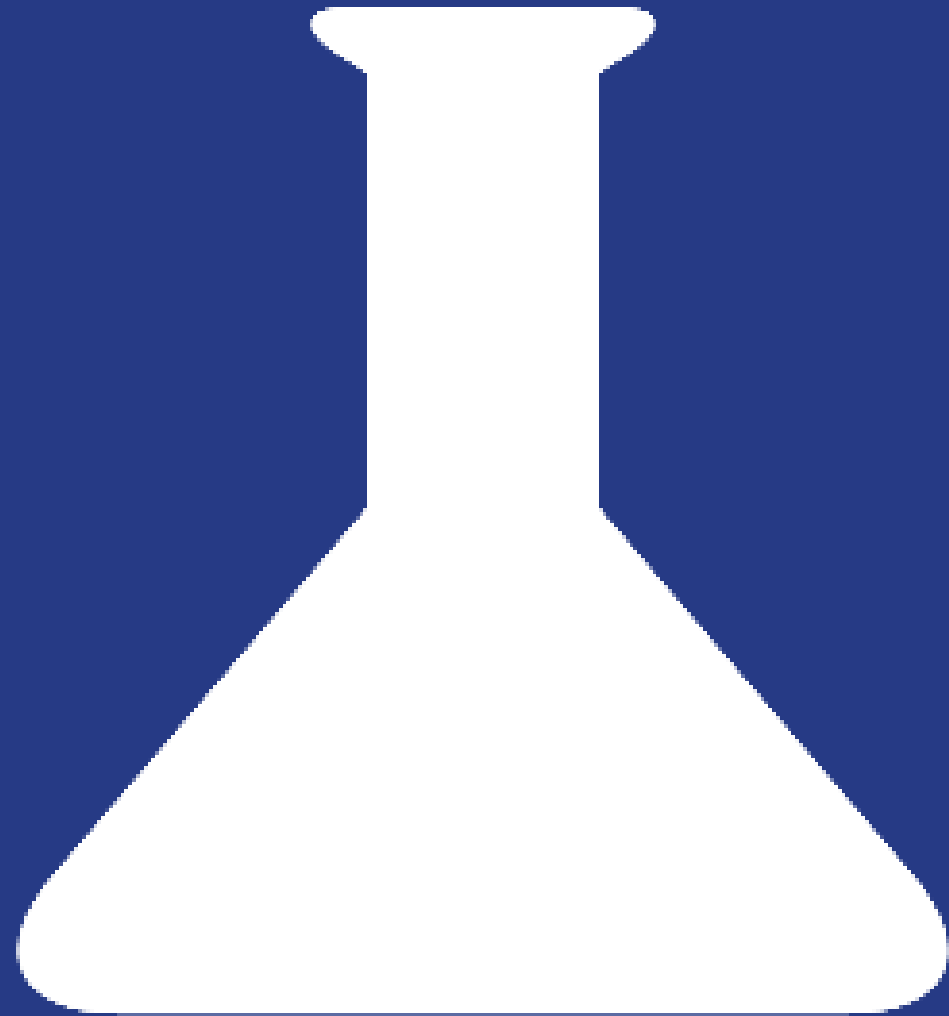
Emery Lane was a fault eviction (e.g. nuisances, breach of lease) which landlords may use more or less aggressively to justify evicting a tenant



Are there other “2 Emery Lanes”? And could we proactively identify these types of fault evictions?



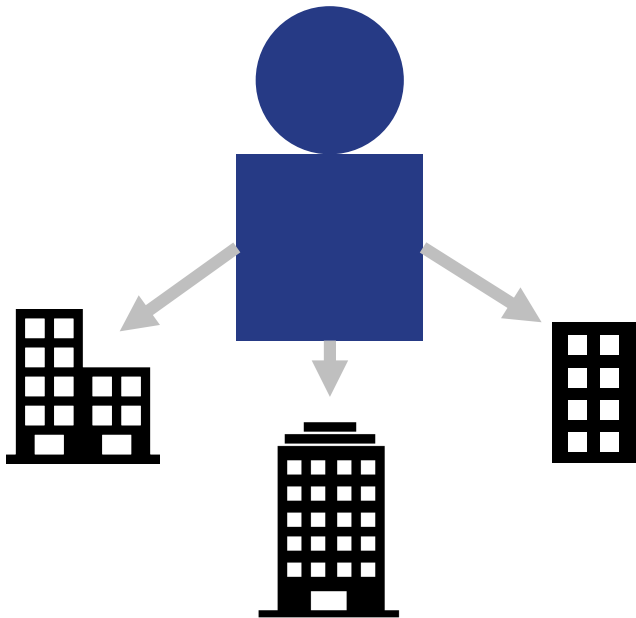




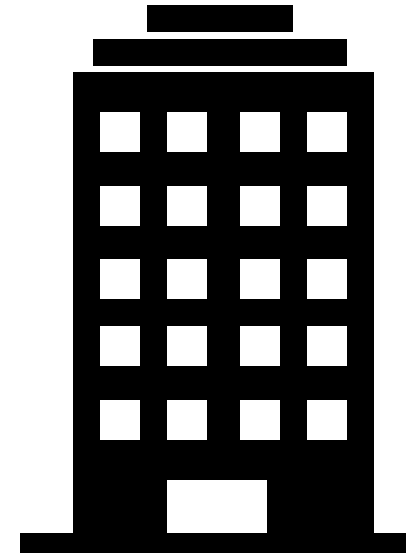
Data**Science**<sub>SF</sub>

# We identified two types of patterns that can be flagged over time: Repeat Evictions and Mass Evictions

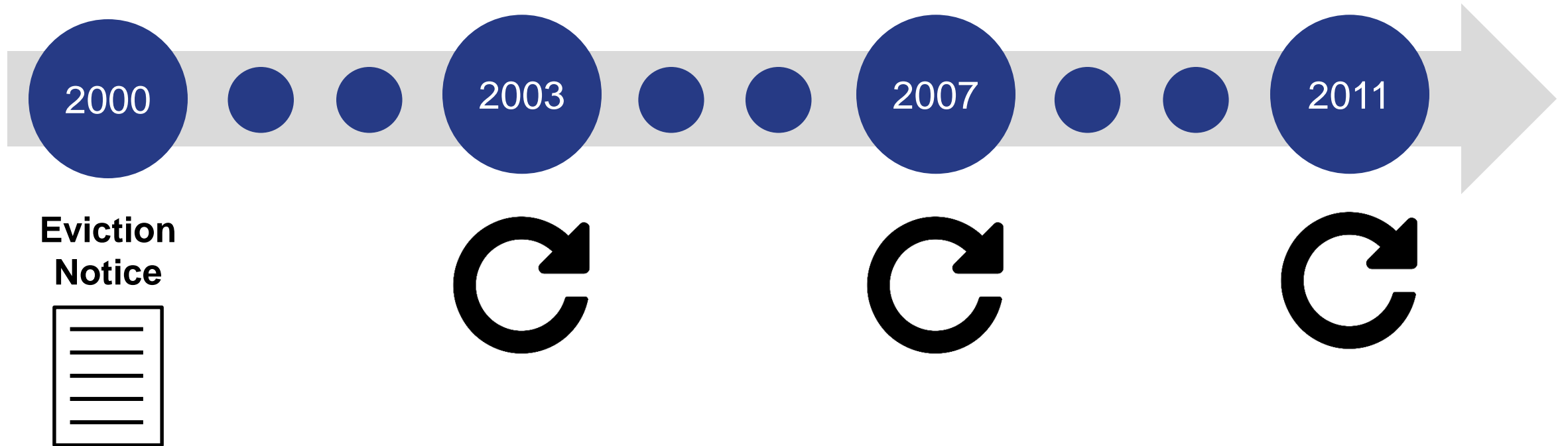
**Repeat evictions** look at activity across all of a landlord's properties



**Mass evictions** look at activity in a single building

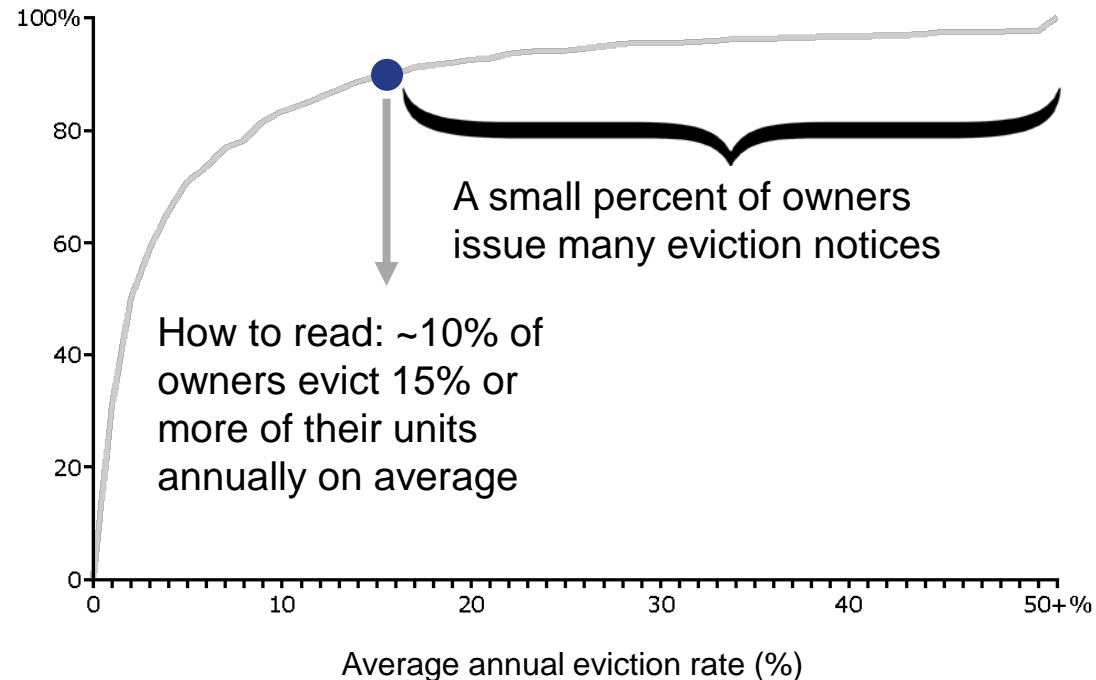


**Repeat Evictions.** This pattern looks back over several years to identify landlords that file eviction notices at regular intervals

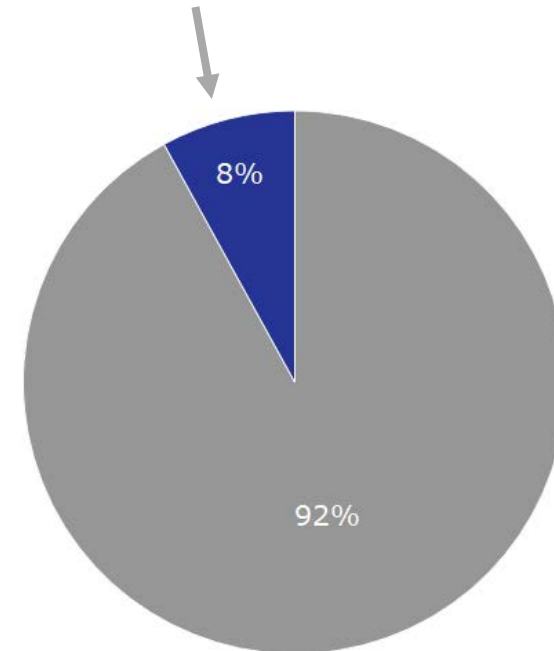


# Repeat Evictions. A small percent of landlords have very high average annual eviction notice rates

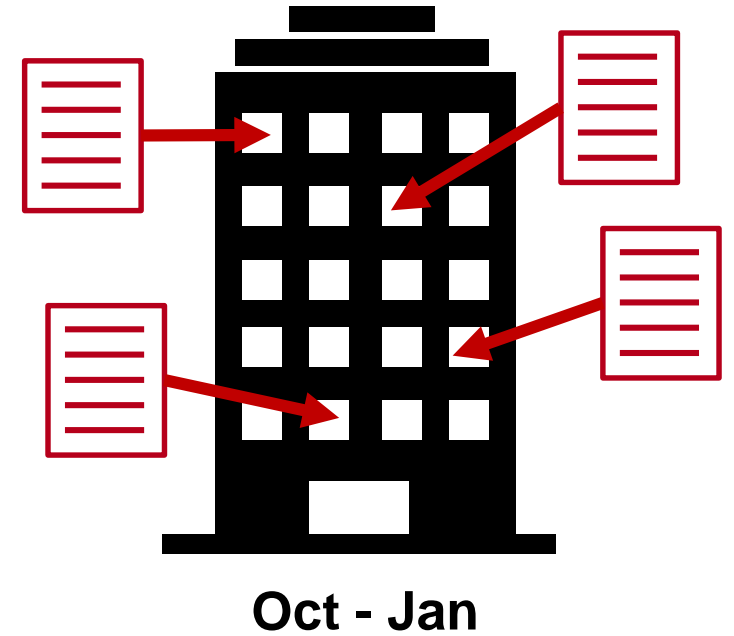
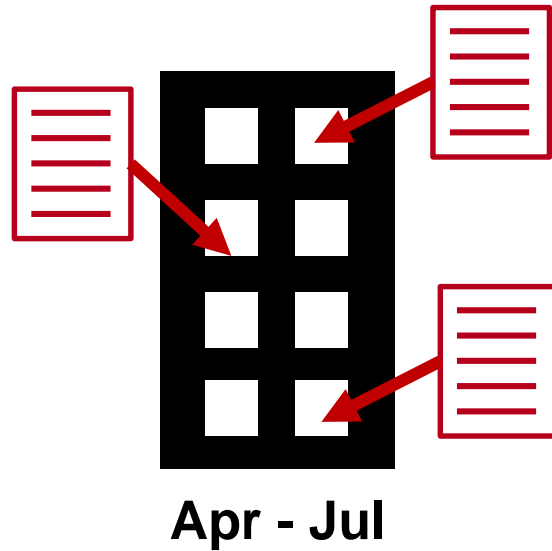
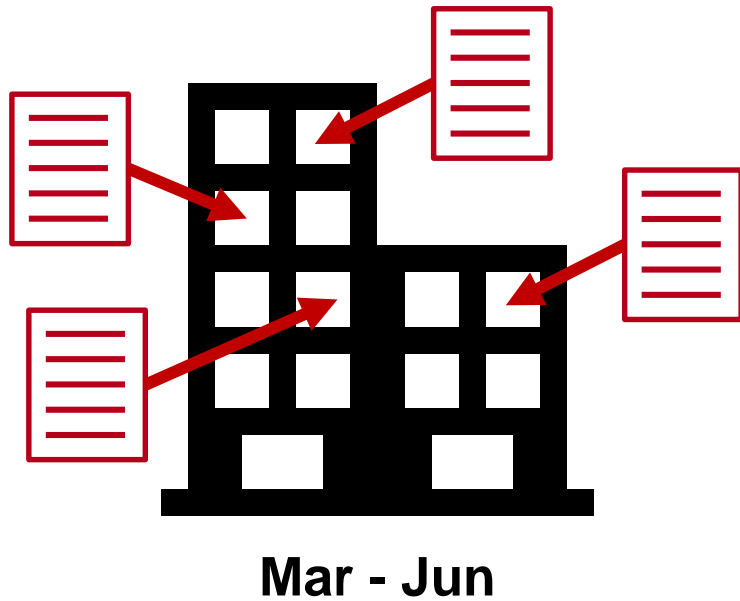
**Historic data:** Cumulative percent of current owners by average annual eviction rate  
Universe: Current owners with at least 2 fault eviction notices (1989-2015)



**Recent Data:** A threshold of 15% flags 8% of current owners using most recent data

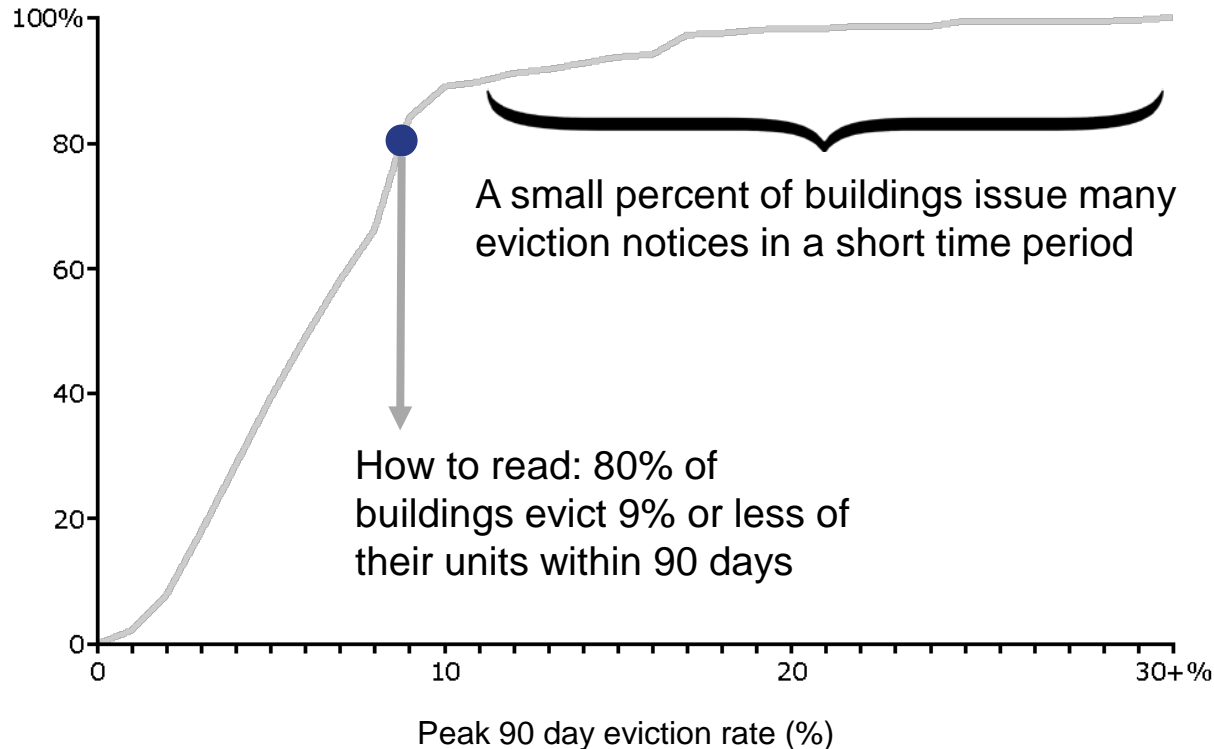


**Mass Evictions.** This pattern identifies buildings experiencing a large percent of evictions within a short time period

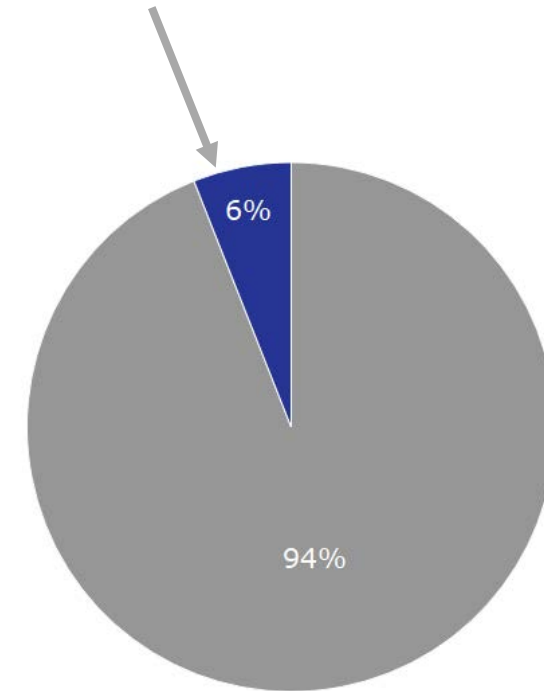


# Mass Evictions. A small percent of buildings issue a large number of eviction notices within a short time period

**Historic Data:** Cumulative percent of buildings by peak eviction rate  
Universe: Buildings with at least 10 units and at least one fault eviction notice (1989-2015)



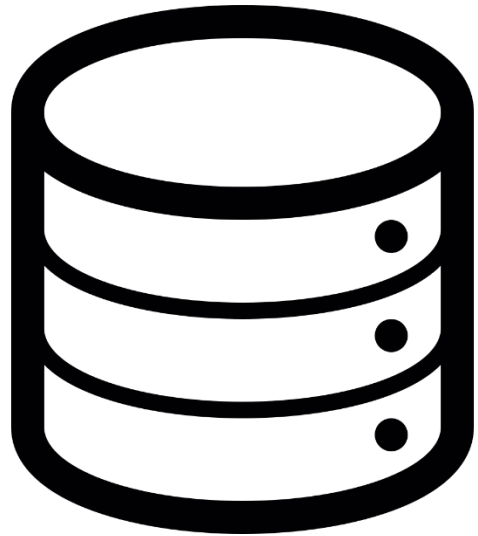
**Recent Data:** A threshold of 10% peak eviction rate flags 6% of buildings with notices using most recent data



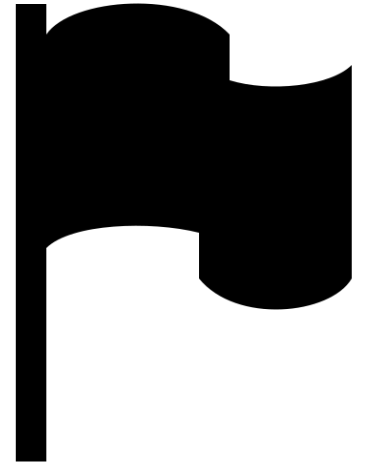
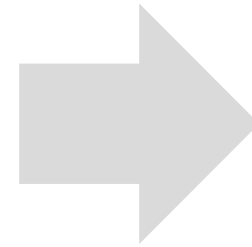
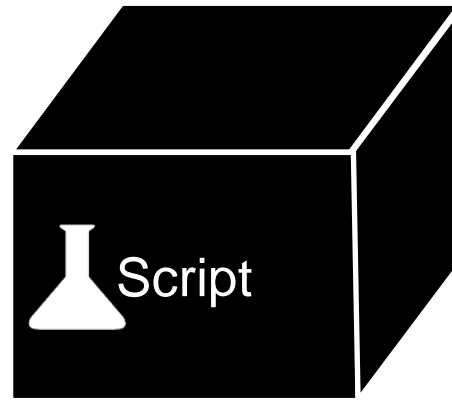
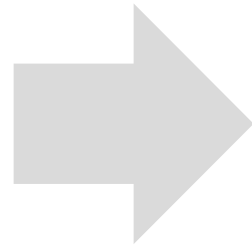


**Service  
Change**

Weekly, a script calculates the new rates and flags owners or buildings that exceed the thresholds

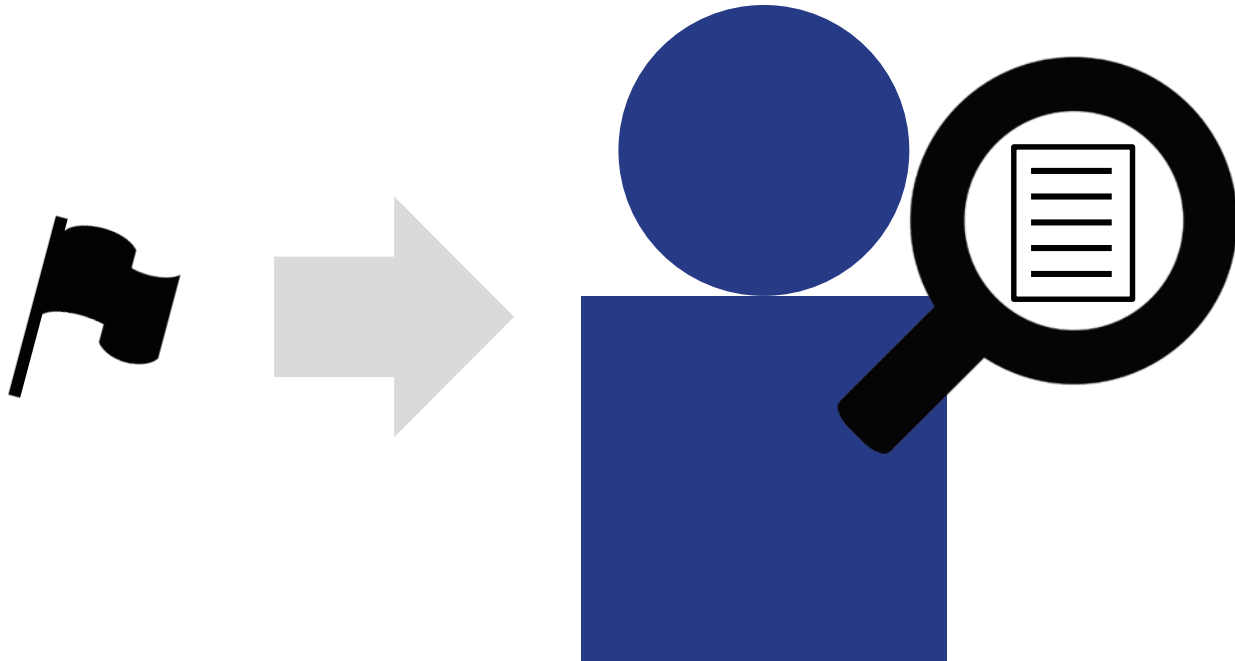


**New Eviction Notices  
Database**





# The flags are sent to a nonprofit consultant of MOHCD that manually reviews the paper filings using a scoring rubric



### RUBRIC FOR SUSPICIOUS EVICTIONS

SAN FRANCISCO EVICTION DEFENSE INITIATIVE

(USE THIS VERSION FOR "NUISANCE OR CRIME")

The following rubric supports analysis of notices to vacate filed with the San Francisco Rent Board that are flagged by MOHCD's evictions analysis model. This tool is designed to support a manual reviewer in evaluating flagged notices to further identify whether the notice may merit follow-up attention. A higher score indicates a notice that is relatively more suspicious than a notice with a lower score; 0000000000 a low score does not indicate that the notice is associated with a just cause for eviction.

| NOTICE (5 points)   |           |  |
|---|-----------|--|
| 1) Is the file missing a copy of Form 1007 – "Notice to Tenant Required by Rent Ordinance §57.06(a)"?   | +9 points |  |
| 2) Does the file include a proof of service showing that the notice to quit was sent <u>only</u> by mail, with no other methods used?   | +1 point  |  |
| 3) Does the file include a proof of service claiming that the tenant "was unavailable" or "could not be reached" without including any details about how and when the landlord attempted to reach the tenant? | +1 point  |  |
| 4) Is the file completely missing a proof of service?   | +1 point  |  |

| REASON FOR EVICTION (15 points)   |            |  |
|---|------------|--|
| 5) Is the tenant being evicted by the landlord because the unit is not a legal residential unit?  | +15 points |  |
| 6) Is the tenant being evicted because the tenant is or was the victim of domestic violence, stalking, harassment, or human trafficking?  | +15 points |  |
| 7) Is the tenant being evicted from the <u>entire</u> unit solely for the misuse of a garage, parking space, or storage space?<br><i>(Note: do <u>not</u> award points for this question if the notice is for a partial severance.)</i> | +10 points |  |
| 8) Is the tenant being evicted based on rude behavior by the tenant's <u>guest</u> that did <u>not</u> rise to the level of physical violence or the threat of violence?  | +10 points |  |
| 9) Is the tenant being evicted without warning for possessing a mildly dangerous appliance, e.g., a high-voltage lamp, or a waterbed?   | +10 points |  |
| 10) Is the tenant being evicted based on an accumulation of garbage or improper storage of personal belongings in common areas?   | +5 points  |  |

|  |           |  |
|--|-----------|--|
| 11) In your judgment, are the reason(s) given for eviction petty or trivial? | +9 points |  |
|--|-----------|--|

EVIDENCE (15 points)

|   |            |  |
|---|------------|--|
| 12) Does the notice name a generic legal problem (e.g. "waste" or "nuisance") while totally failing to describe the problem?                              | +10 points |  |
| 13) Does the notice indicate the general nature of a nuisance (e.g., "loud noise," or "trash") without giving names, dates, times, rooms, or other facts? | +5 points  |  |
| 14) Does the notice claim that the tenant engaged in "criminal activity" without specifying the nature of the alleged crimes?                             | +5 points  |  |
| 15) Does the notice completely fail to identify any potential witnesses?  | +9 points  |  |
| 16) Does the notice rely solely on one generic, anonymous witness (e.g., "landlord's agent" or "the police")?   | +1 points  |  |

LENGTH OF TENANCY (3 points)

|  |           |  |
|--|-----------|--|
| 17) Has the tenant lived here for more than 5 years? | +3 points |  |
|--|-----------|--|

LANDLORD'S ATTORNEY (2 points)

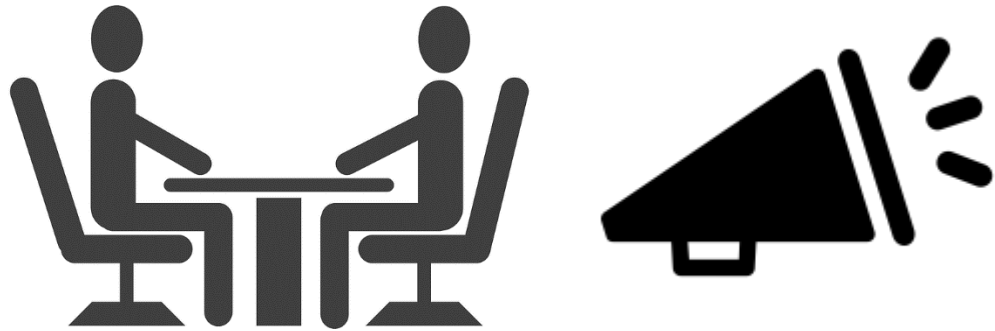
|  |           |  |
|--|-----------|--|
| 18) Is it clear from the file that the landlord is represented by an attorney?<br><i>(There is nothing wrong with hiring an attorney, but all else being equal, landlords who have received legal advice should be able to produce higher-quality files with fewer errors. Therefore, this factor helps avoid a bias against landlords who cannot afford an attorney.)</i> | +2 points |  |
|--|-----------|--|

TOTAL SCORE (40 points)

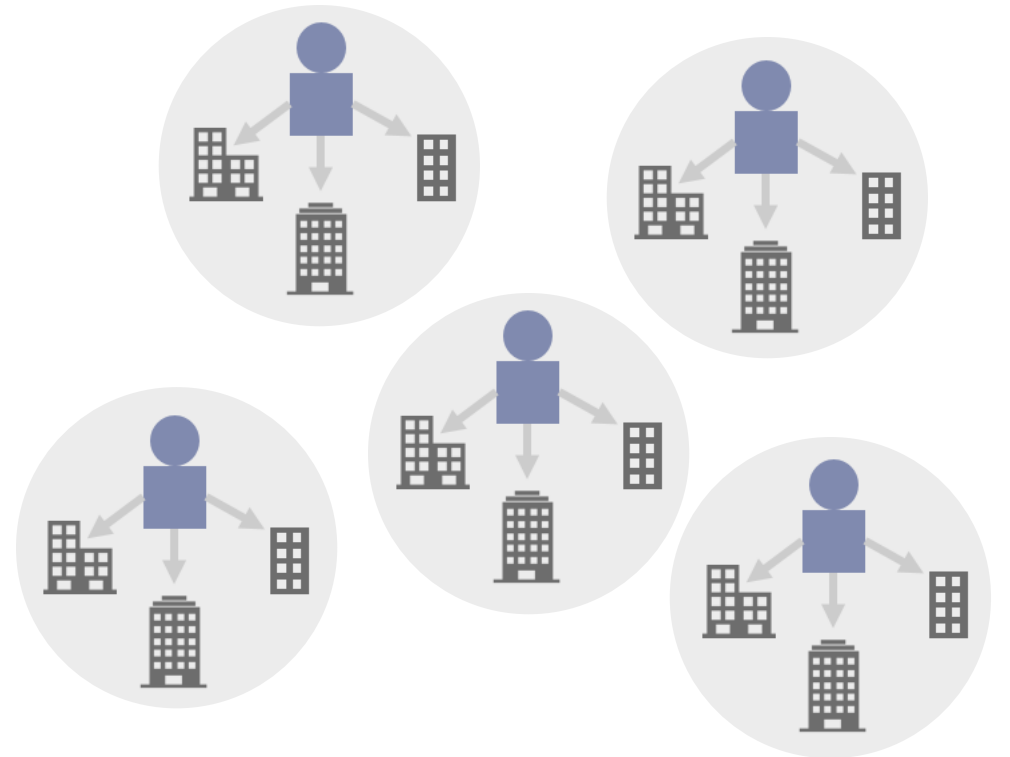
|   |  |  |
|---|--|--|
| Enter the total score from both pages here: |  |  |
|---|--|--|

# Community organizations then provide counseling, outreach, and education to tenants; We are also tracking long-term patterns for systematic intervention

Tenant counseling, outreach and education



Tracking and validating long term patterns for more systematic interventions



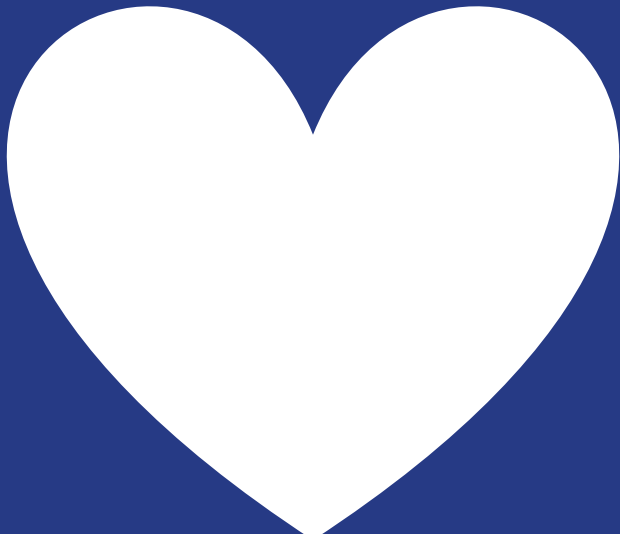
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MAYOR'S OFFICE OF  
**HOUSING & COMMUNITY DEVELOPMENT**

^  
**Data, for the love of the City**  
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 **Rent Board**



**THANK YOU**

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