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# Panel 1





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# SDHC Residential Tenant Eviction Study

## *Panel 1: Displacement Trends and Community Impacts*

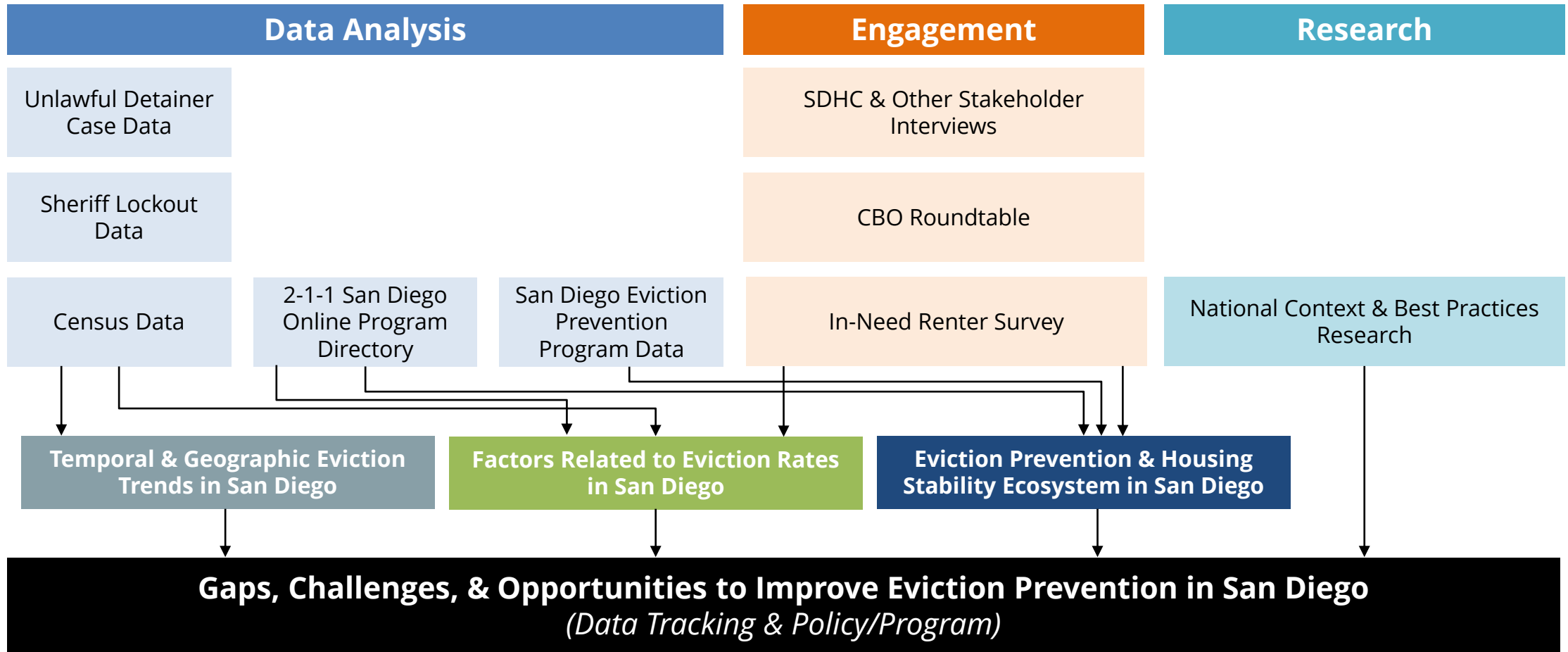
March 29, 2024

Molly Weber  
Senior Vice President, Policy & Land Use  
San Diego Housing Commission



# Study Methodology

Analysis is underpinned by the following key components, drawing from various local and national data sources and integrating insights from data analysis, engagement activities, and research.



## Overview of Key Findings: Eviction Trends

As eviction moratoriums end, it is important to understand eviction trends in terms of volume, geographic distribution, and disparities to assess vulnerability.

**3,700**

*Annual average count of households facing unlawful detainer cases in San Diego (2017–2019)*

Pre-pandemic, about 3,700 households (approx. 1.4%) faced unlawful detainer case filings per year, and about a third of these households were forcibly removed from their homes by the Sheriff's Department.

**70%**

*Decrease in eviction cases during the various eviction moratoriums.*

From January 2017 to February of 2020, the average unlawful detainer cases in the City of San Diego ranged from 300 to 400 per month compared to 100 cases per month while local and state moratoriums were in place.

**Central &  
Southeastern  
San Diego**

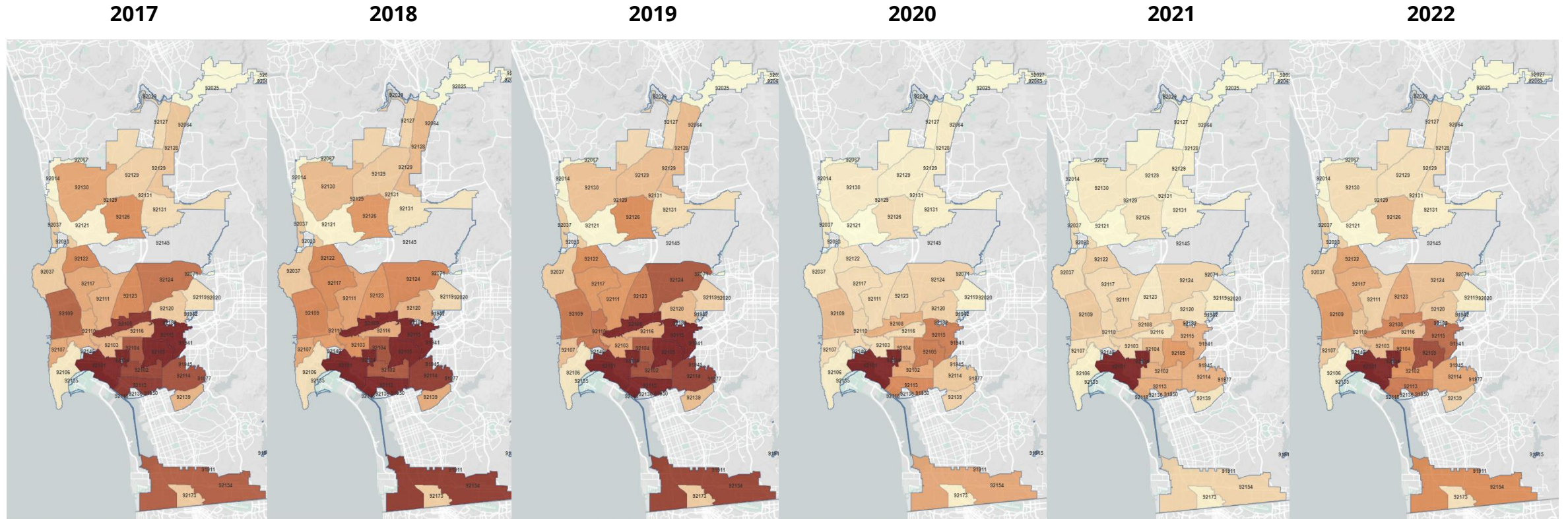
Neighborhoods most vulnerable to evictions – including Downtown San Diego, Southeastern San Diego, Otay Mesa, City Heights, Encanto, Mission Valley, Tierrasanta - remained largely consistent from one year to another throughout the pandemic.

*have historically faced the highest evictions.*

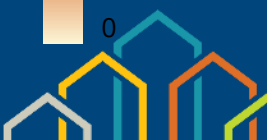
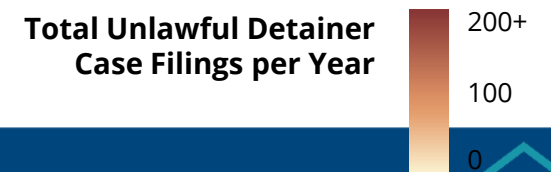


# Unlawful Detainer Cases by Zip-Code

Over the last six years, there has not been a major geographic change in the prevalence of unlawful detainer case filings, which are concentrated in Central & Southeastern San Diego.



Sources: San Diego County Court, San Diego County Sheriff



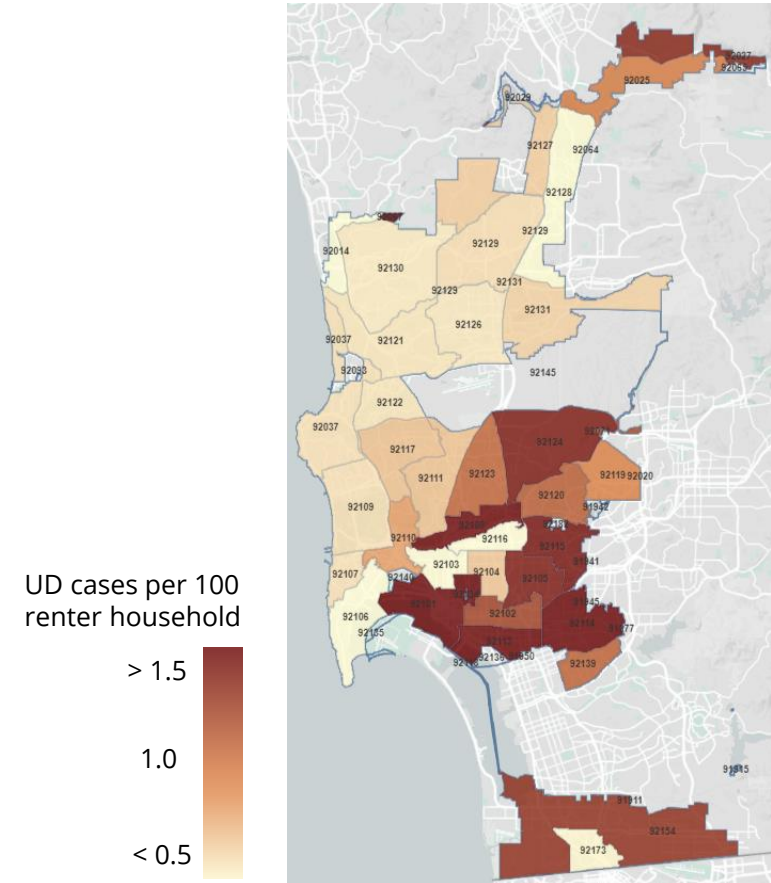
# Unlawful Detainer Cases

Central, Southeastern, and South San Diego have the highest unlawful detainer case filings per renter households in San Diego.

## Top 10 Zip Codes with Highest Unlawful Detainer Case Filings per 100 Renter Households

Zip-Code	Neighborhoods	Per 100 Renter HH	Average per Year	Percent of Total
92114	Encanto, Valencia Park, Lomita	2.1	118	4.4%
92101	Downtown, Reserve, Balboa Park	2.0	386	14.4%
92108	Mission Valley	1.7	144	5.3%
92113	Southeastern, Barrio Logan	1.5	151	5.6%
92115	College Area, Mid-City Eastern	1.4	192	7.1%
92124	Tierrasanta	1.4	85	3.2%
92105	City Heights, Oak Park	1.4	219	8.1%
92154	Otay Mesa, Nestor	1.3	119	4.4%
92102	South Park, Golden Hill, Mount Hope	1.3	123	4.6%
92120	Grantville	1.2	47	1.8%

Unlawful Detainer Case Filings per 100 Renter Households  
2017 - 2022 annual average



## Factors Related to Elevated Eviction Case Rates

Available data reveal some San Diegans and communities may be more likely to see higher eviction rates than others. Zip codes with higher concentration of evictions have the following characteristics:

### Higher Home Value & Housing Cost Increases

Neighborhoods that experienced the highest increase in housing costs – median home value and gross rent – are in areas with highest rates of evictions.

### More Severe Housing-Cost Burden & Lower Income

Household financial factors – median household income and housing-cost burden – are generally the strongest indicators of neighborhoods facing the highest rates of eviction cases.

### Higher Share of Black and Hispanic Residents

Neighborhoods with a significant percentage of Black and Hispanic residents coincide with areas with higher rates of evictions.

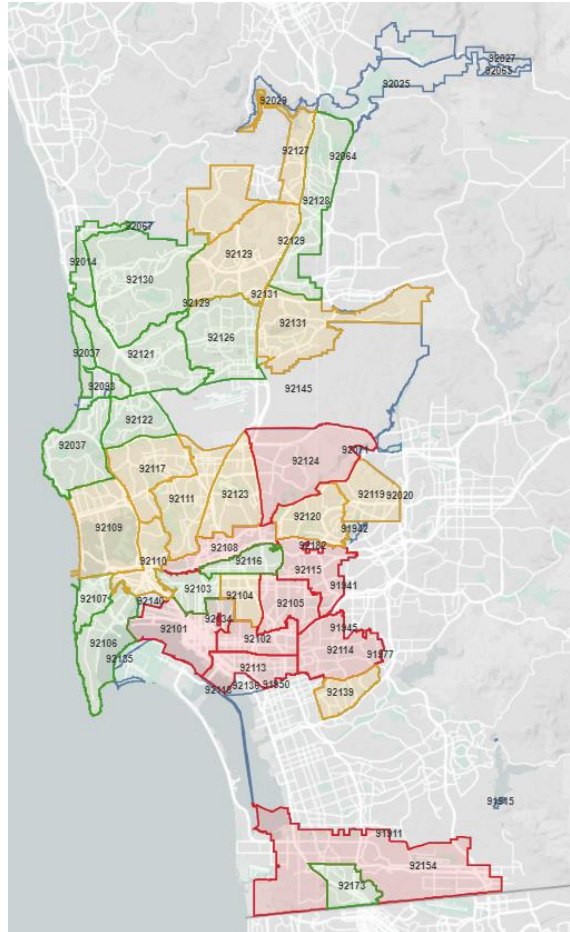
### Higher Concentration of Large Multi-Family Buildings & SROs

Sheriff lockouts tend to concentrate in Downtown San Diego and in large multifamily buildings with small units, many of which are SROs, likely due to their transient nature.

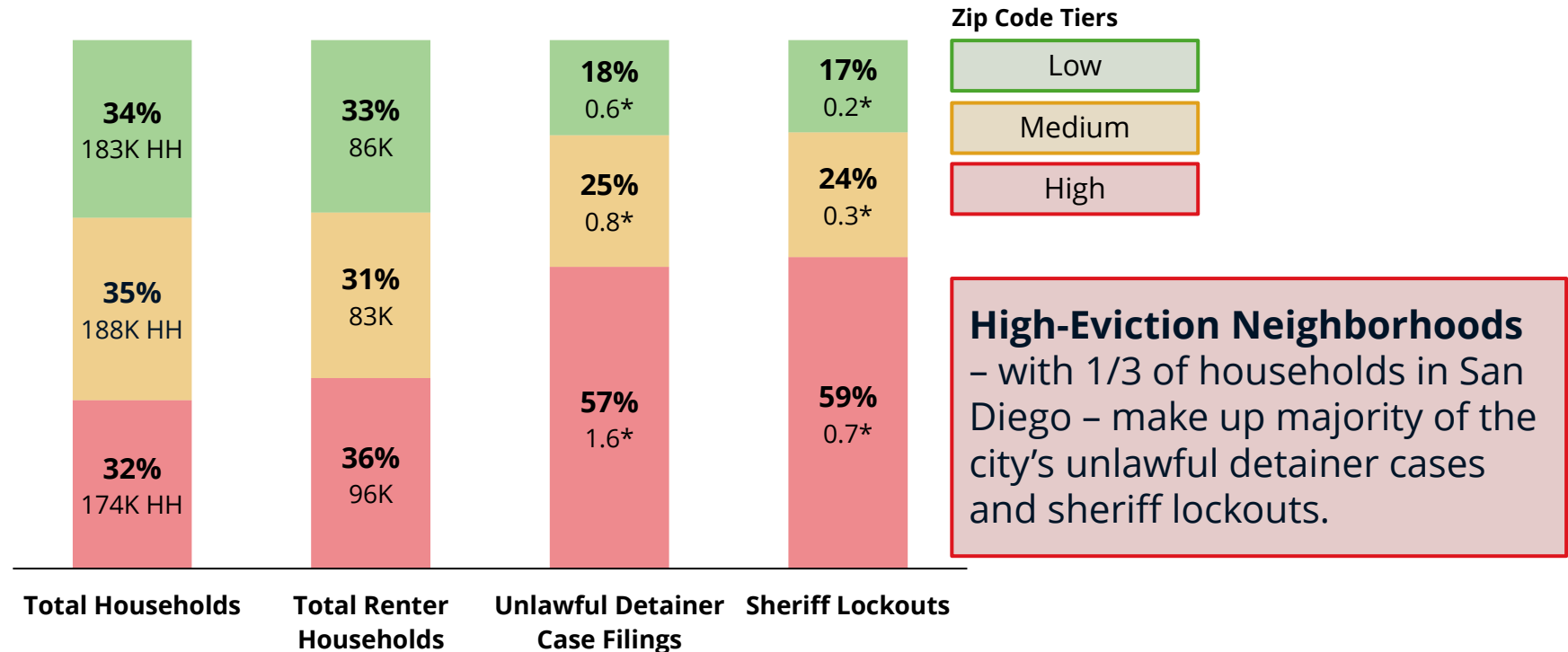


## Evictions Patterns in Neighborhoods | Spotlight

Based on rates of evictions and persistent patterns over time, HR&A defined three tiers of neighborhoods with a roughly equal distribution of household count per zip code.



**Distribution of Households and Eviction Variables by Neighborhood Tiers**



\*Note: denote count per 100 renter households.

Sources: San Diego County Court, San Diego County Sheriff, ACS 5-Year Survey

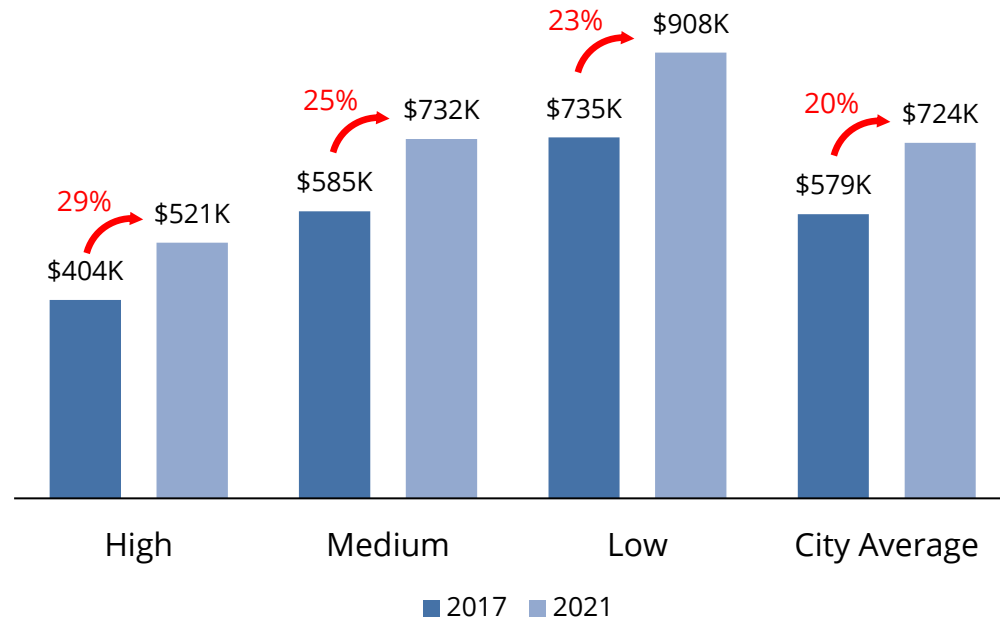




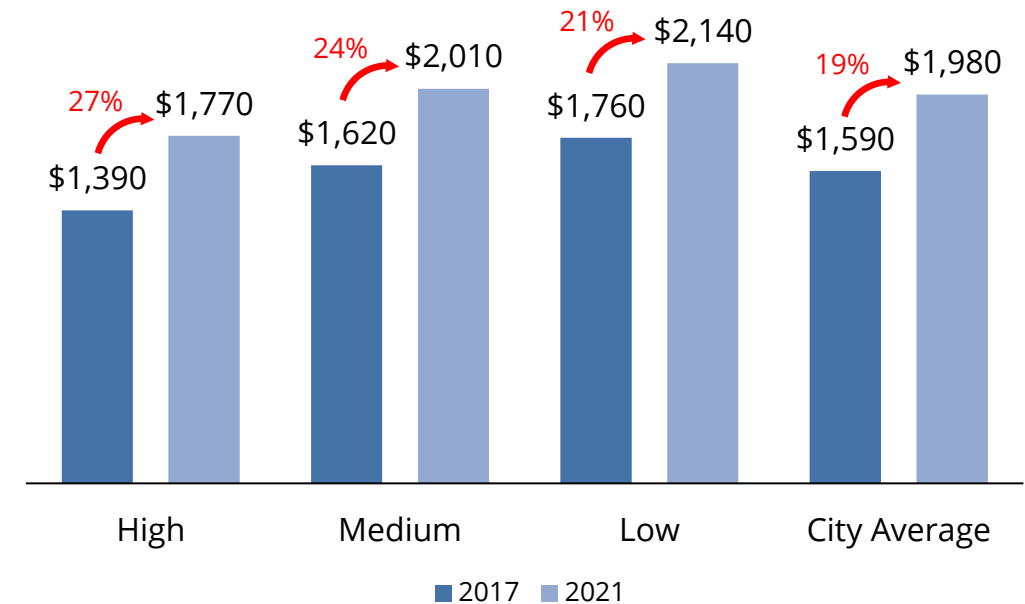
## Evictions Patterns in Neighborhoods | Spotlight

Residents in high-eviction areas have the lowest median household income yet are confronted with the most significant increases in gross rent and median home value.

### Median Home Value



### Median Gross Rent



Source: ACS 5-Year Survey





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# Panel 3





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## *Panel 1: Displacement Trends and Community Impacts*

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## Impetus, Goals, and Definitions

The goal of this study was to better understand local eviction data, evaluate local prevention programs, and examine national best practices.

- The expiration of COVID-era temporary programs and regulations coupled with growing housing affordability challenges have contributed to **elevated displacement risk for lower-income communities**.
- To inform evidence-based eviction prevention, SDHC commissioned a study by HR&A Advisors to **establish a baseline set of understanding of the existing conditions and trends of evictions in the city**, as well as potential factors that relate to evictions.

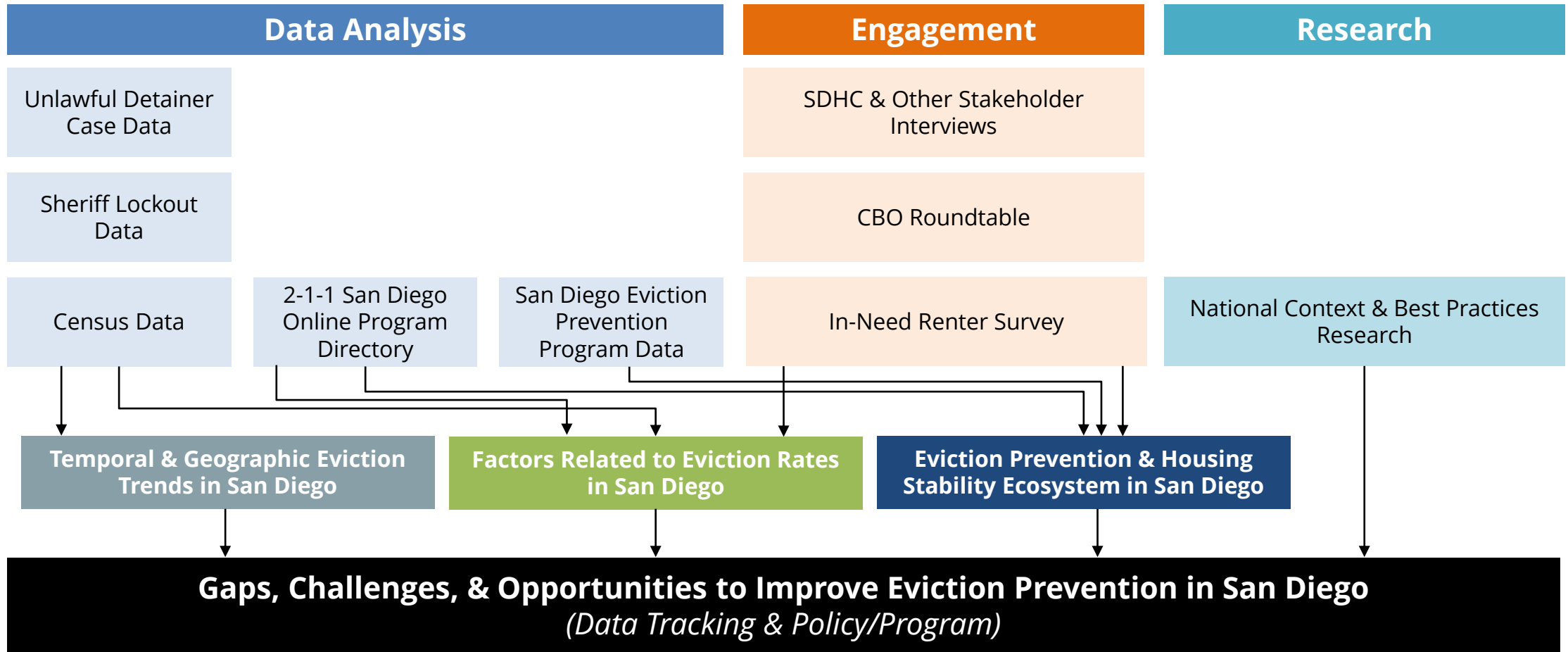
### Key Definitions

- **Eviction:** Eviction is the process by which a landlord can legally remove a tenant from their rental property. An eviction may occur when the tenant stops paying rent, when the terms of the rental agreement are breached, or in other situations permitted by law.
- **Unlawful Detainer:** An unlawful detainer, also known as an eviction lawsuit, is a summary proceeding to determine the right to possession of real property. The sole issue in an unlawful detainer action is possession of the premises, and no other issue may be tried without the consent of all parties.
- **Sheriff Lockout:** The final step of the eviction process in which the sheriff will forcefully remove a tenant from a property. Most evictions do not proceed to this step, as tenants would comply to the eviction notice or unlawful detainer court case decision.



# Study Methodology

Analysis is underpinned by the following key components, drawing from various local and national data sources and integrating insights from data analysis, engagement activities, and research.



## Stakeholder Engagement

HR&A engaged stakeholders within the eviction prevention sphere in San Diego through a renter survey, targeted interviews and focus group discussions with subject matter experts, Community-Based Organizations (CBO), and relevant government agencies.

**In-Need Renter Survey**  
(Received 6,000+  
Responses)

**Meeting with UCSD** on Its  
Research of Eviction  
Prevention Program's  
Outreach Effort

### One-on-One Interviews:

- 211 San Diego
- Alliance of Californians for Community Empowerment (ACCE)
- Legal Aid Society of San Diego (LASSD)
- San Diego Association of Governments (SANDAG)
- San Diego Housing Commission (SDHC)
- San Diego Network of Tenant Service Providers
- San Diego Planning Department

### CBO Roundtable:

- Asian Pacific Islander Initiative
- Casa Familiar
- Chicano Federation
- ElderHelp
- LGBT Community Center
- Logan Heights Community Development Association
- Partnership for Advancement of New Americans
- Refugee Assistance Center
- Union of Pan Asian Communities
- Urban League



## CBO Engagement Feedback

CBOs engaged during the study cited numerous funding, resource, communications, and data challenges in eviction prevention work.

### Limited Impact of Short-Term Programs

Short-term programs are much needed. However, many programs in San Diego solely offer temporary solutions, are reactive in nature and have limited ability to tackle root causes and effectuate long-term impacts.

### Insufficient Resources and Capital

Constrained resources and capital are cited as the most significant barriers to adequately reaching and serving the most vulnerable communities.

### Lack of System-Wide Cohesion

A wide array of government, nonprofit, and CBO actors work in the eviction prevention space, though in a fragmented manner.

### Lack of Outreach for Upstream Services

Information and service offerings often fail to reach individuals and families before their housing situation escalates into a crisis

### Inadequate Landlord-Focused Enforcement Measures

There are limited measures that address predatory landlord practices, such as excessive rent increases, neglecting repairs, and engaging in unjust evictions.

### Lack of Eviction Data

There is no publicly available dataset that provides a comprehensive view of evictions and those impacted.

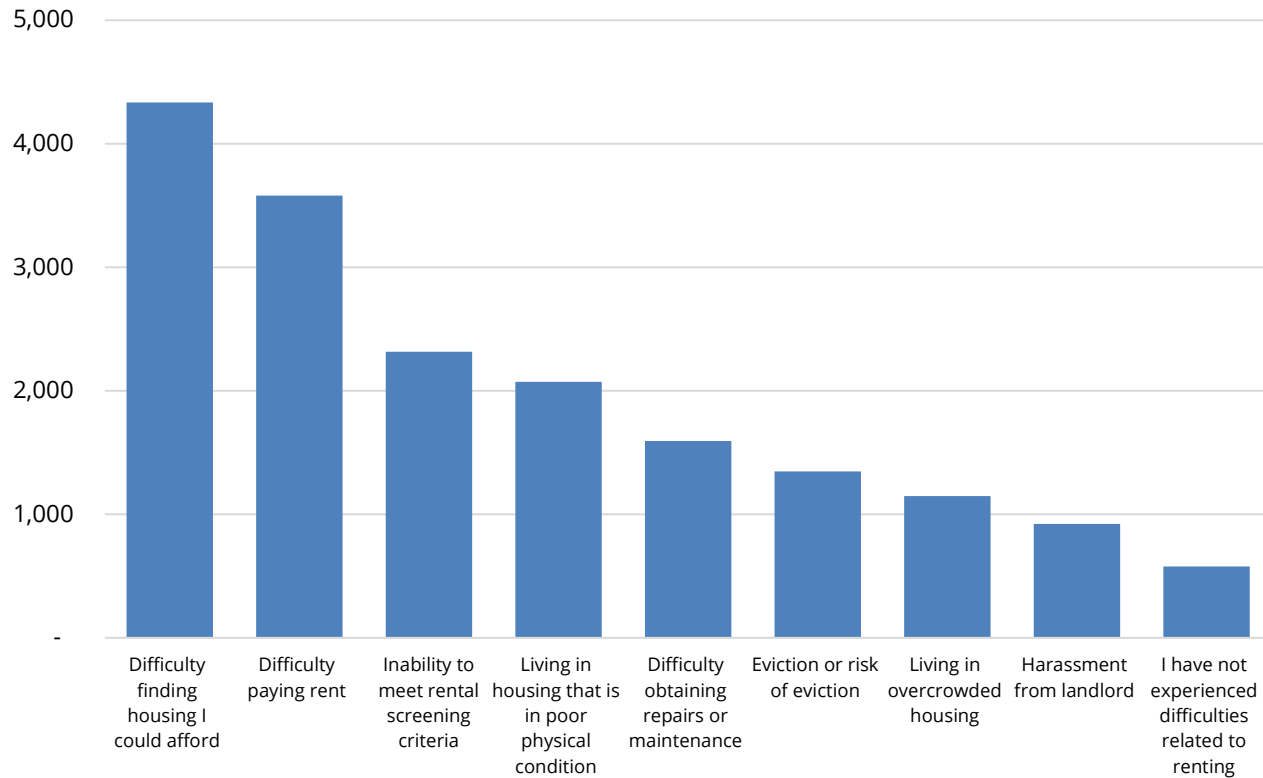


# In-Need Renter Survey

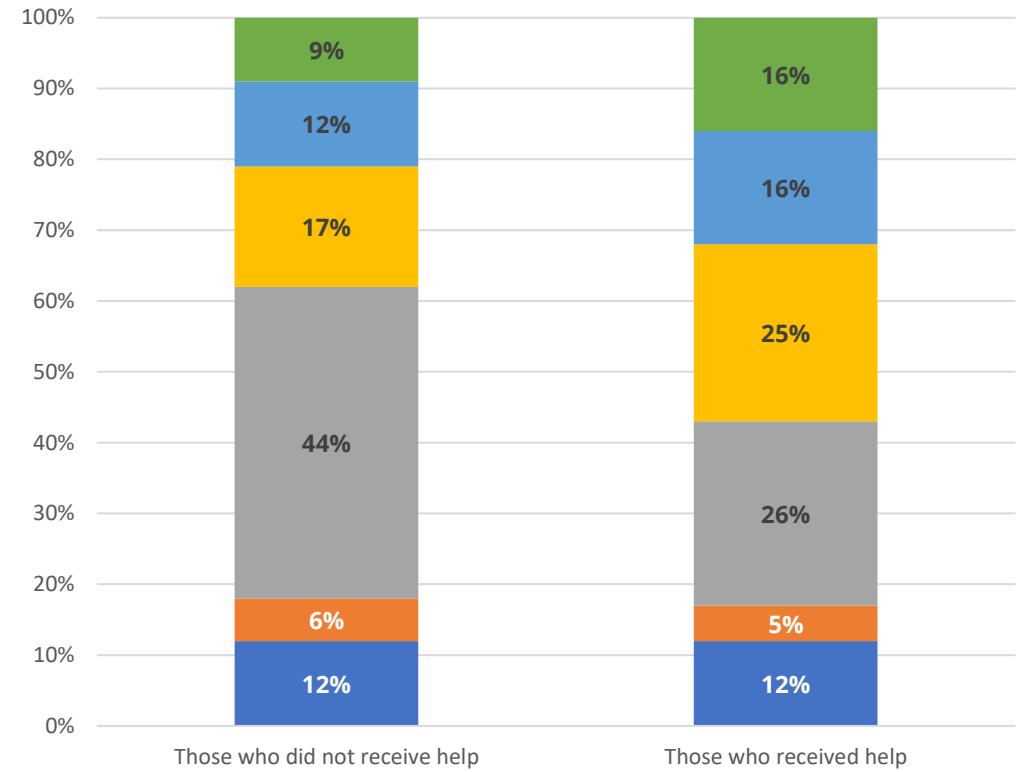
In-need renter survey responses echoed challenges noted by eviction prevention stakeholders and CBOs.

**Have you experienced any of the following difficulties related to renting?**

*(Check all that applies)*



**How did you respond to your eviction?**



- I challenged the eviction and was able to remain in my home.
- I challenged the eviction but ultimately decided to move.
- I challenged the eviction but was unsuccessful and had to move.
- I did not challenge the eviction and moved out myself.
- I did not challenge the eviction and was evicted by force (i.e., Sheriff's lockout)
- Other





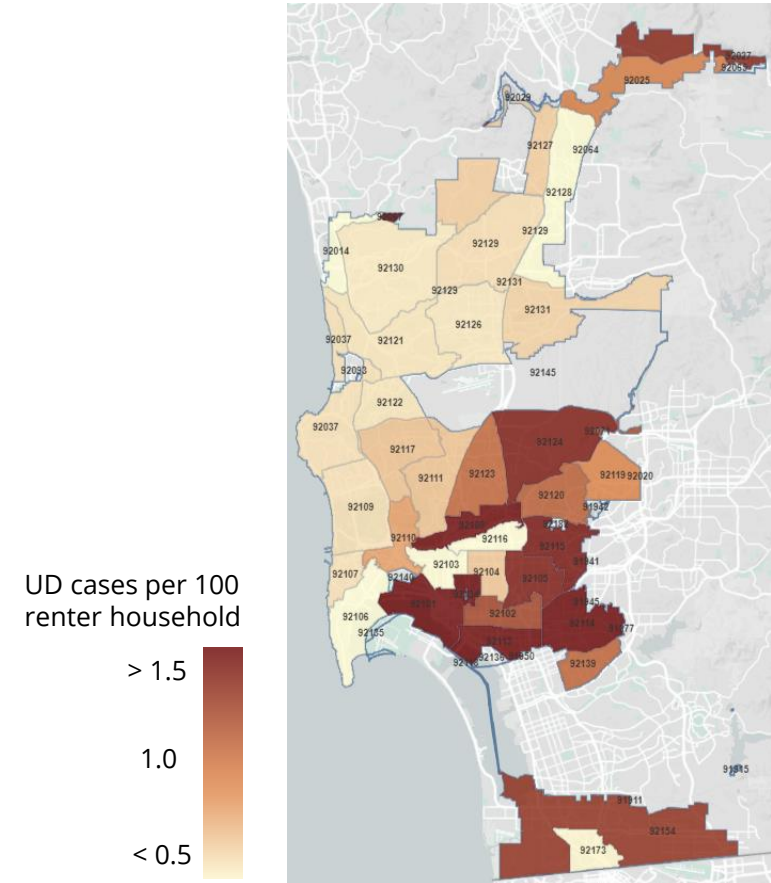
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**Unlawful Detainer Case Filings per 100 Renter Households**  
2017 – 2022 annual average



## Eviction-Prevention and Housing Programs

In recent years, San Diego has made progress in strengthening its eviction prevention and housing programmatic landscape and can continue to develop its resource and service offerings to meet the needs of vulnerable renters.

### Key Strengths in the Existing Eviction Prevention Ecosystem

- A strong ecosystem of community-based actors.
- Effective initiatives that are centralizing and organizing actors, resources, and information to assist vulnerable tenants.
- SDHC's Eviction Prevention Program (EPP) plays an important role in the eviction prevention programmatic landscape offering several services along the eviction prevention continuum.

### Opportunities for Growth & Expanded Impact

- Alleviating resource constraints through alternative funding streams.
- Targeted and data-driven outreach strategies for upstream programs that prevent evictions from occurring.
- Pairing program investment with tenant protections.
- More robust data collection and analysis.



## Key Recommendations

In the report, HR&A provides the following recommendations related to data and policy interventions that policy makers in San Diego could consider.

### Data Recommendations

- Complete the **Tenant Termination Notice Registry** with requirements that support core eviction prevention goals without being overly onerous to small landlords
- **Enhance unlawful detainer court case database** to deepen understanding of those affected, capturing:
  - Whole process & each milestone
  - Case nature & outcomes
  - Demographic & socioeconomic information
- Consider an **eviction-focused citywide needs assessment**

### Policy Recommendations

- **Focus** outreach, educational, and service provision **on neighborhoods experiencing high rates of evictions**
- Continue to **assess and identify opportunities to strengthen** existing tenant protection ordinances
- Explore potential avenues for **sustained resources and innovative funding sources** to upstream programs
- Increase preservation, production, and access to affordable housing through a **whole-system approach**





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# Appendix

