



# **Updates in Housing law and Eviction Trends**

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This presentation is intended to provide general information regarding legal rights related to housing in the city of San Diego.

If you have questions, consult with an attorney or the appropriate agency about your rights in your specific situation.

Legal Aid Society of San Diego 1 (877) 534-2524 or visit [www.LASSD.org](http://www.LASSD.org)

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**Updated: March 26, 2024**



# Context to Legal Aid Society of San Diego Data

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- Only applies for the time periods reflected on slides
- What data is missing?
  - Tenants who did not call LASSD
  - Tenants not eligible for LASSD services

Housing Related  
Cases  
(7/23/2021-  
4/11/2023)

<u>Housing Issue</u>	<u>%</u>
UD	23%
30/60/90 Notice to Terminate (No- Fault)	19%
3 day pay rent	18%
Habitability	7%
Reasonable Accommodation	6%
Rent Increase	6%
Sec 8 termination	5%
Discrimination	4%
3 Day Quit	3%
3 Day Perform or Quit	3%
Others	6%
	100%



# Types of Housing Our Clients reside

(7/23/2021-4/11-2023)

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- 61% of housing clients report living in apartment housing
- 23% of housing clients report living in Rent home/condo/granny flat
- 5% of housing clients report renting a room
- 4% of housing clients report owning or renting a mobile home
- 2% housing clients report living in SROs or Residential hotels
- 2% housing clients report being homeless, relatives , Car/RV, and shelter

A magnifying glass is positioned over a bar chart. The chart has two columns labeled 'Q2' and 'Q3'. Each column contains two bars, one blue and one green. The magnifying glass is focused on the bars in the 'Q3' column, making them appear larger and more detailed. The background is a light blue color.

# Context to City of San Diego No- Fault Eviction Data

- The data does not represent all the no-fault evictions that occurred during this time span in the City of San Diego, far from it.
- The No-fault eviction moratorium decreased requests for assistance with no-fault evictions by about 35% for the four (4) month period it was in effect.
- What data is missing?
  - Tenants who did not call LASSD
  - Tenants not eligible for LASSD services
  - Tenants with tenancies less than two years do not need to be provided a no-fault reason for an eviction under Tenants' Right to Know Ordinance (TRTK)
  - Tenants who should have been provided a no-fault reason, but weren't (defective notice).
  - Tenants living in properties currently exempted under TRTK.

# Requests for legal assistance from San Diego Tenants



- Since July 23, 2021 through April 1, 2022 (end of COVID protections), assistance with a “No-fault” eviction was the number one housing issue City of San Diego households are asking our help with.
  - 20% of housing assistance related calls are requests for assistance with “no-fault” Evictions
- During the operative time (5/22/2022-9/30/2022) of the City of San Diego No-fault Eviction Moratorium:
  - LASSD experienced a 35% decrease in request for assistance with no-fault evictions notices from City of San Diego Households.

# City of San Diego- No Fault Eviction Data

From 4/1/2022 (end of Covid-19 state protections) - January 31, 2023 (9 months) LASSD saw the following types of no-fault evictions in the City of San Diego:

- Substantial Remodel= 88 households (monthly average 9.8)
- Withdrawal from Rental Market= 56 households monthly average 6.2)
- Owner Move in= 40 households in (monthly average 4.4)
- Government Order= 0 households
- Total= 184 (monthly average 20.4) households displaced for no-fault evictions



# QUESTIONS/REFERRALS?

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***If you have a client who needs housing assistance, please have them call Legal Aid at 1 (877) 534-2524 to open an application for assistance.***



**Legal Aid Society of San Diego**

Justice Begins Here

1-877-534-2524

<https://www.lassd.org/>