



San Diego Eviction Study

SDHC Board of Commissioners

January 2024

Agenda

Eviction Prevention Study Overview Presentation

10min

Q&A

5min

Impetus, Goals, and Definitions

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

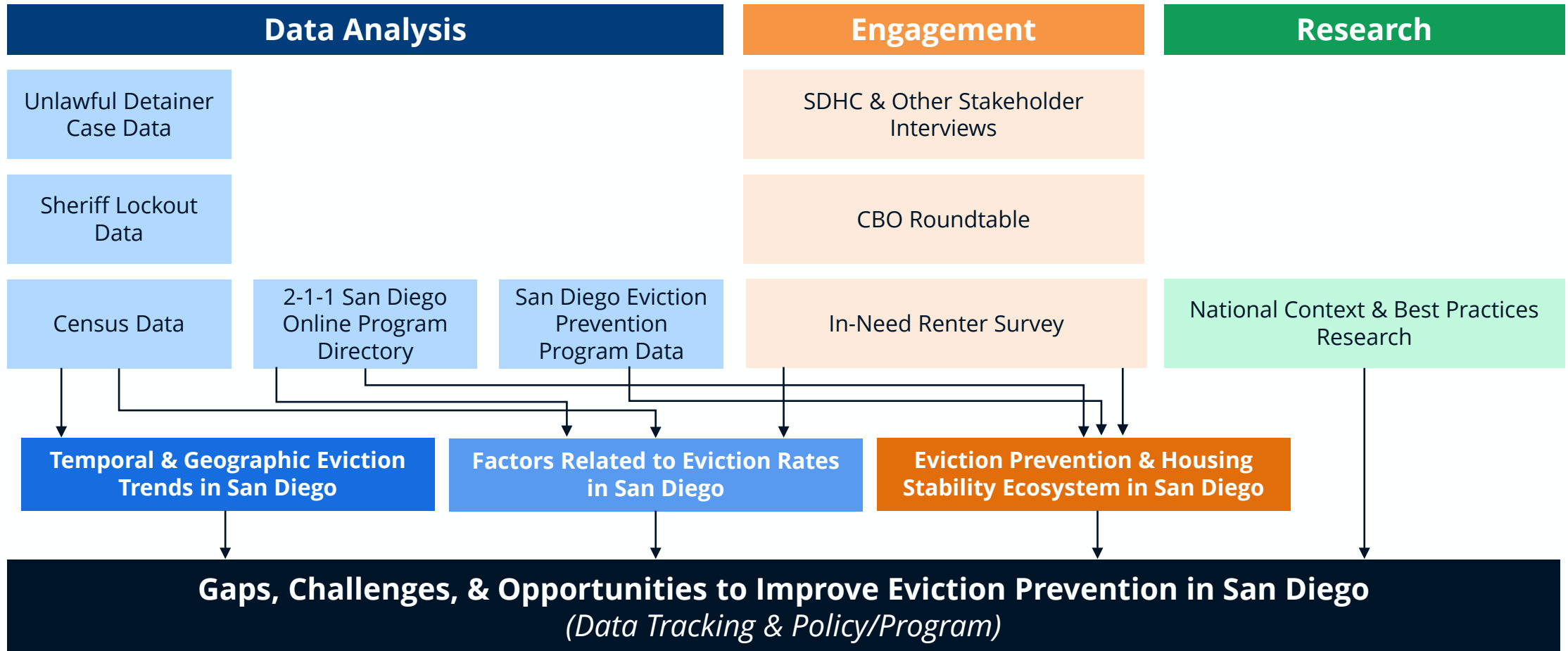
- The expiration of COVID-era temporary programs and regulations coupled with growing housing affordability challenges have contributed to **elevated displacement risk for lower-income communities**.
- To inform evidence-based eviction prevention, SDHC commissioned a study by HR&A to **establish a baseline 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

- **Evictions:** 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

HR&A's 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 (CBOs), 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:

- San Diego Housing Commission (SDHC)
- San Diego Planning Department
- San Diego Association of Governments (SANDAG)
- Legal Aid Society of San Diego (LASSD)
- Alliance of Californians for Community Empowerment (ACCE)
- San Diego Eviction Prevention Collaborative (EPC)
- 211 San Diego

CBO Roundtable:

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

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

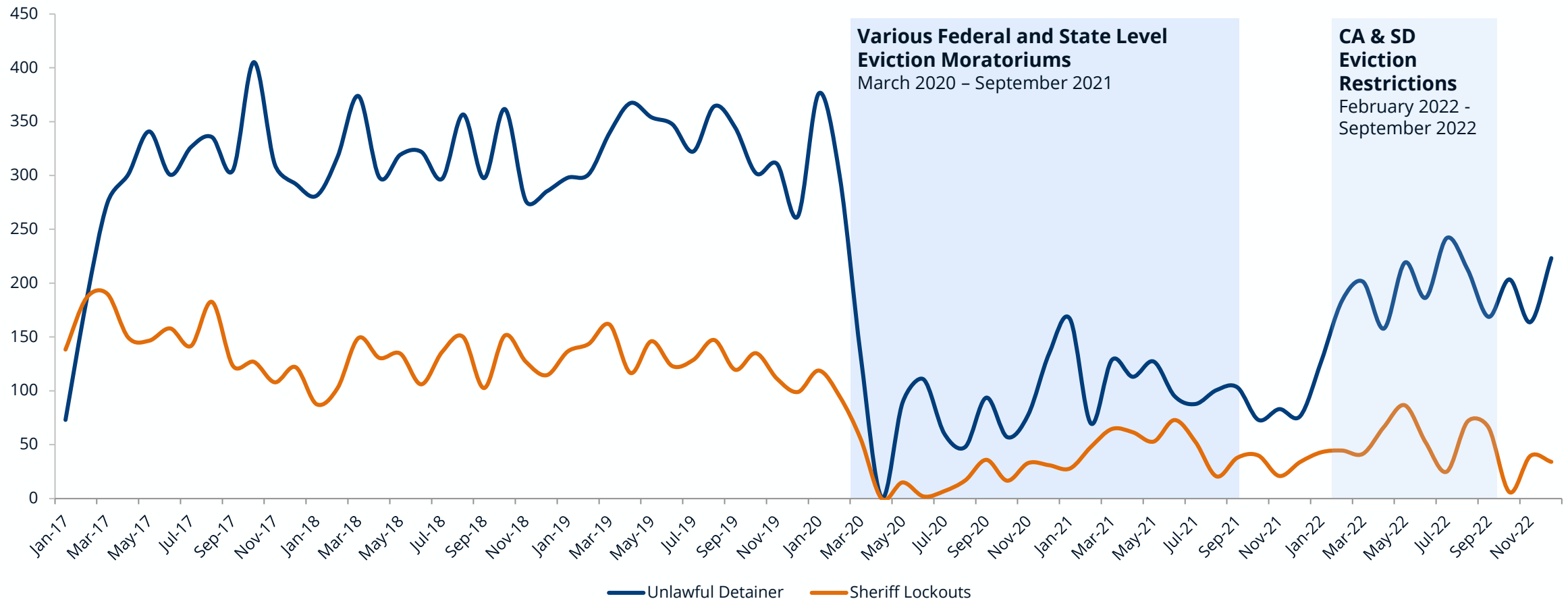
There are limited measures that address predatory landlord practices, such as excessive rent increases, neglecting repairs, and engaging in unjust evictions.

Lack of Eviction Data

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

Eviction Trends Over Time

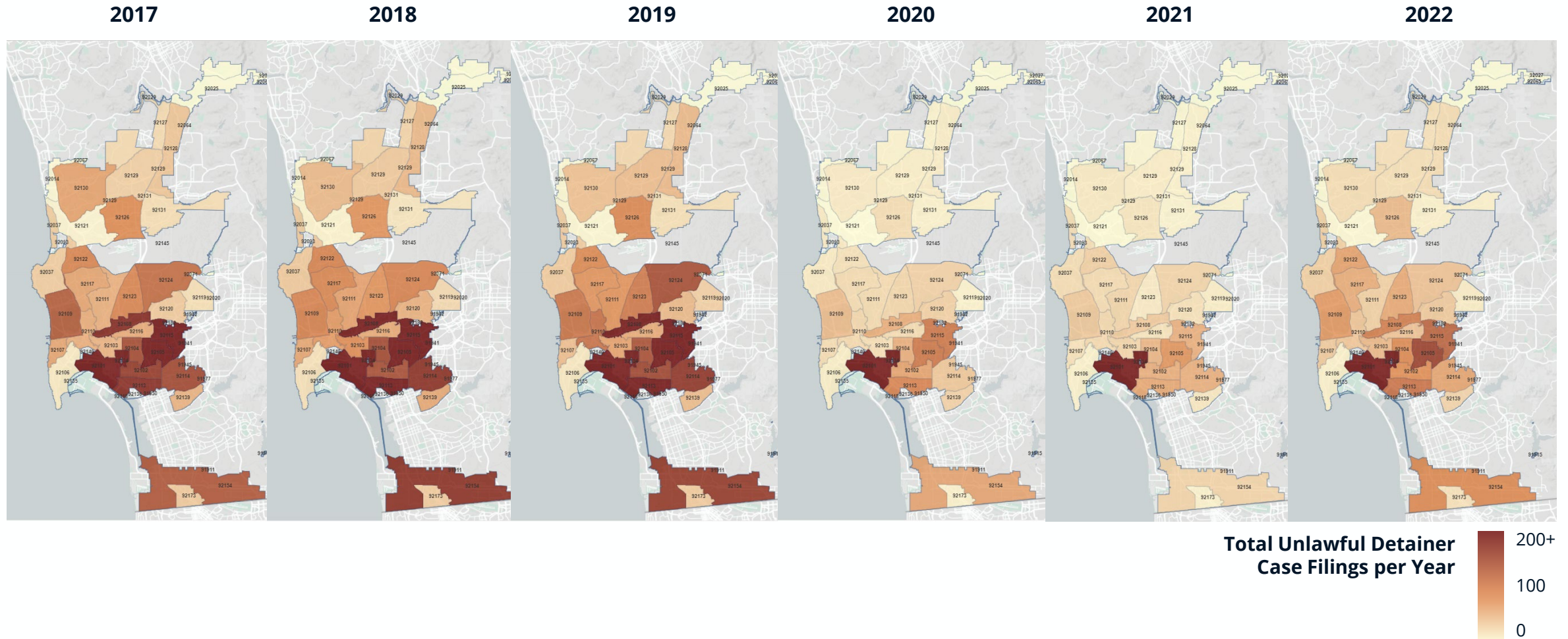
San Diego averaged 300 to 400 unlawful detainer case filings and 140 sheriff lockouts per month pre-pandemic. While eviction moratoriums helped significantly reduce case load, evictions still occurred and are on the rise as temporary restrictions have expired.



Sources: San Diego County Court, San Diego County Sheriff

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

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

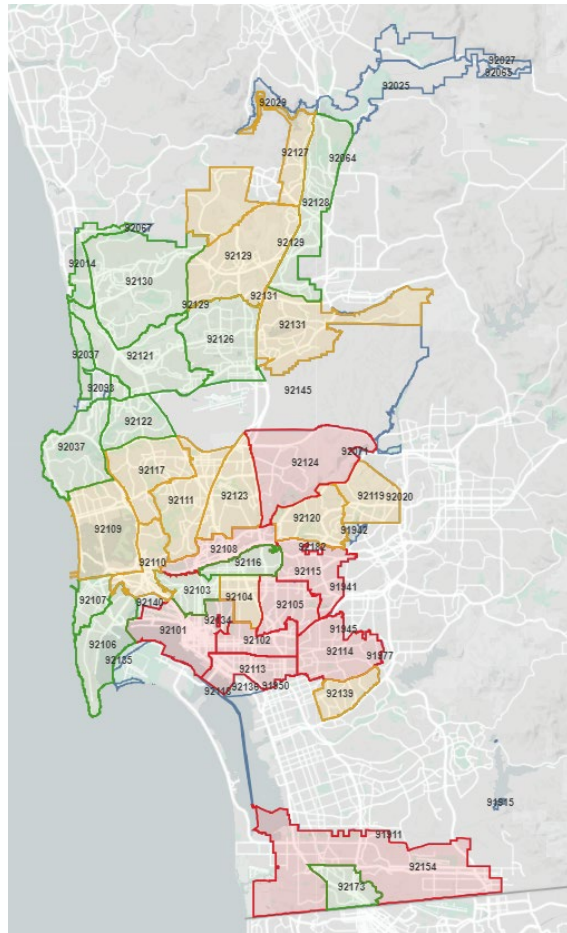
Neighborhoods with a significant percentage of Black and Hispanic residents coincide with areas with higher rates of evictions.

Higher Concentration of Large Multi-Family Buildings & SROs

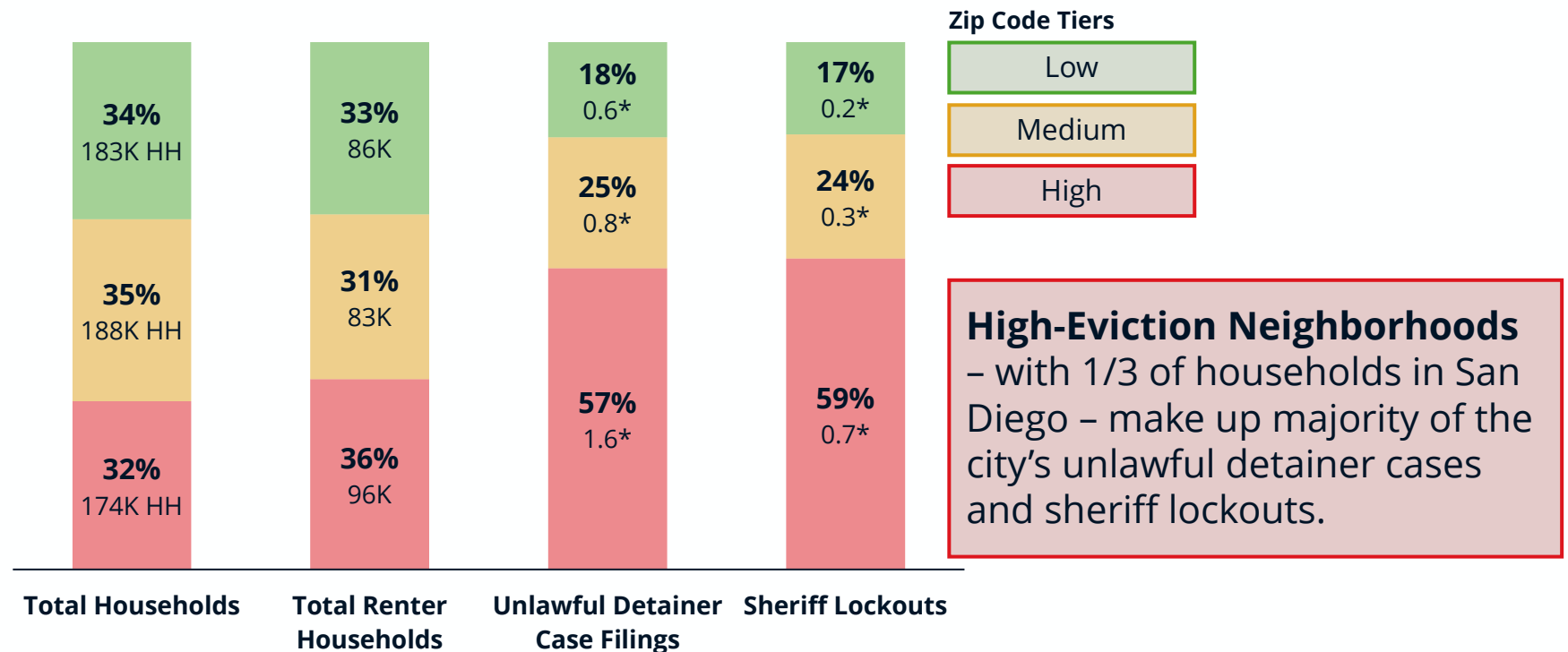
Sheriff lockouts tend to concentrate in Downtown San Diego and in large multifamily buildings with small units, many of which are SROs, likely due to their transient nature.

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

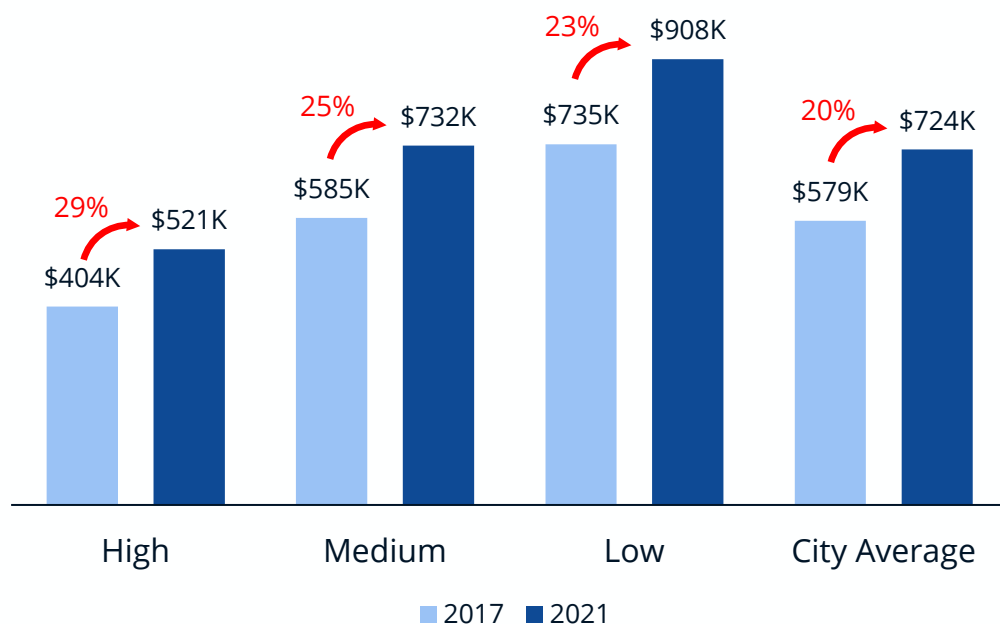


*Note: denote count per 100 renter households.

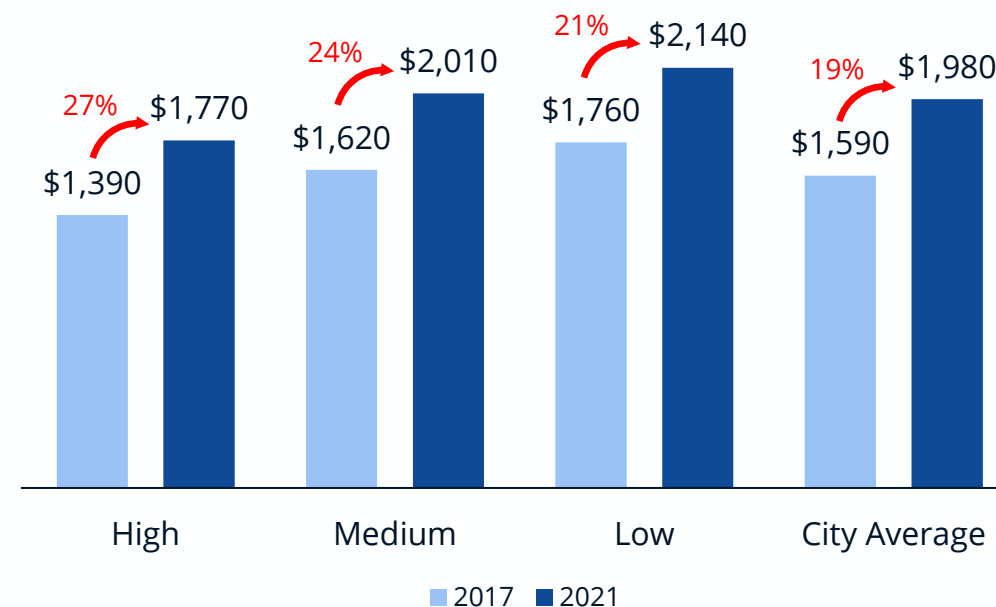
Evictions Patterns in Neighborhoods | Spotlight

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

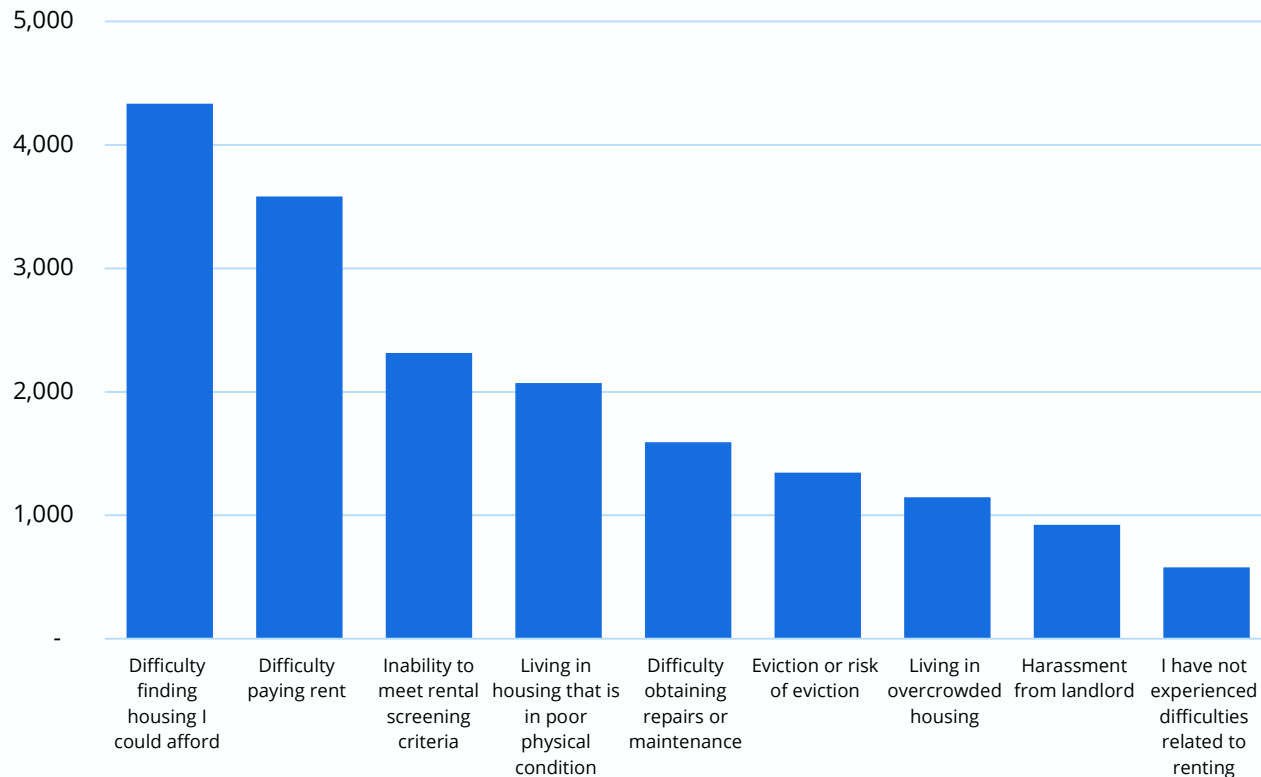


In-Need Renter Survey

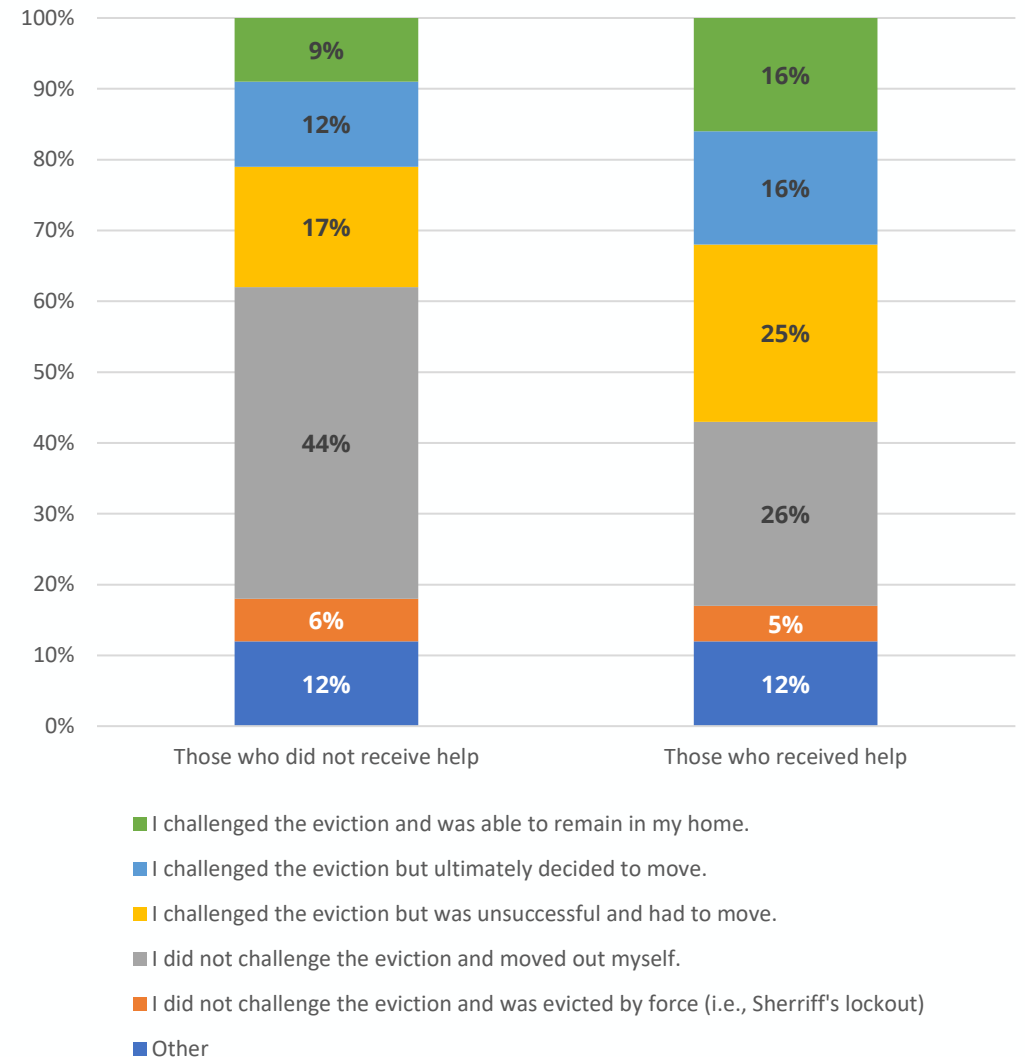
In-need renter survey responses echoed challenges noted by eviction prevention stakeholders and CBOs.

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

(Check all that applies)



How did you respond to your eviction?



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**

An aerial photograph of a modern rooftop garden. A wide, paved walkway with light-colored rectangular tiles runs diagonally across the frame. On either side of the path are raised planters filled with tall, green grasses and other vegetation. Several people are walking along the path, including a family with a child and a stroller, and a group of young people. Long shadows are cast across the path, suggesting it is either early morning or late afternoon. A semi-transparent dark blue horizontal bar is overlaid on the lower half of the image, containing the text 'Q&A' in white.

| Q&A