# Tables

Table 1. Eviction frequency (2007-2016) by category and built-year cut-off in rent control eligible addresses

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **built before 1980** | | **built after 1980** | |
| **eviction category** | *count* | *%* | *count* | *%* |
| breach of lease | 6,432 | 46.7 | 124 | 65.6 |
| no-fault | 2,168 | 15.7 | 3 | 1.6 |
| unknown/other | 5,174 | 37.6 | 145 | 32.8 |
| **total** | 13,774 |  | 189 |  |

Table 2. A comparison of eviction rates by rent control eligibility and built-year cut-off

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **rent control eligible use code** | **built before 1980** | **total addresses** | **total units** | **avg. units per address** | **total evictions** | **prob. 1+ eviction** | **avg. evictions per address** | **avg. evictions per unit** | **mean difference** |
| N | N | 70,104 | 331,191 | 4.72 | 243 | 0.0021 | 0.0035 | 0.0016 | +0.0023 |
| Y | 1,020,259 | 1,445,753 | 1.42 | 4,993 | 0.0031 | 0.0049 | 0.0039 |
| Y | N | *14,132* | *114,759* | *8.12* | *189* | *0.0064* | *0.0134* | *0.0055* | ***+0.0077*** |
| Y | **330,381** | **1,591,854** | **4.82** | **13,774** | **0.0194** | **0.0417** | **0.0131** |

Italicized values correspond to properties that have a rent control-eligible use code but are not rent controlled because they were built after 1979. Bolded values correspond to rent controlled properties. Only properties in the bottom two rows (n=344,513) are included in the RD analysis. The mean difference in bold italics (+0.0077) should roughly approximate the value of the local average treatment effect (LATE) estimated from the regression discontinuity model.

Table 3. Coefficient on rent control for four RD models (n=53,493)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | (1) | (2) | (3) | (4) |
| Rent Control | **0.0097**\*\*  (0.003) | **0.0136**\*\*\*  (0.003) | **0.0135**\*\*\*  (0.003) | **0.0141**\*\*\*  (0.003) |
|  |
| *Property Characteristics:* | *N* | *Y* | *Y* | *Y* |
| log(total value) / log(total area) | -- | 0.0010 (< 0.001) | 0.0010 (< 0.001) | 0.0010 (< 0.001) |
| log(total units) | -- | -0.0204 (0.001) | -0.0210 (0.001) | -0.0216 (0.001) |
|  |  |  |  |  |
| *Census Tract Demographics:* | *N* | *N* | *Y* | *Y* |
| % Latino population | -- | -- | 0.0371 (0.007) | 0.0406 (0.015) |
| % housing units rental | -- | -- | 0.0184 (0.005) | 0.0199 (0.009) |
|  |  |  |  |  |
| *Neighbourhood Fixed Effects* | *N* | *N* | *N* | *Y* |
|  |  |  |  |  |
| *R*2 | < 0.001 | 0.008 | 0.008 | 0.01 |

Standard errors in parentheses. Significance codes indicate p-values as follows: ‘\*\*\*’ < 0.001 < ‘\*\*’ < 0.01 < ‘\*’ < 0.05

Table 4. San Francisco Assessor-Recorder Class Codes & Inferred Rent Control Eligibility

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Use Code** | **Use Definition** | **Class Code** | **Class Definition** | **Inferred Rent Control Eligibility** |
| COMH | Commercial Hotel | H | Hotel | N |
| COMH | Commercial Hotel | H1 | Hotel | N |
| COMH | Commercial Hotel | H2 | Hotels - Other | N |
| COMH | Commercial Hotel | HC | Hotel Commercial (H2w/Com) | N |
| COMH | Commercial Hotel | M | Motels | N |
| COMH | Commercial Hotel | RH | Residential Hotel & SRO | Y |
| COMH | Commercial Hotel | RH1 | Retail & Hotel | N |
| COMM | Commercial Misc | AC | Apartmnt & Commercial Store | N |
| COMM | Commercial Misc | E | Schools | N |
| COMM | Commercial Misc | G | Garages (Commercial) | N |
| COMM | Commercial Misc | GC | Golf Course | N |
| COMM | Commercial Misc | GCU | Golf Course | N |
| COMM | Commercial Misc | GZ | Garage Condominium | N |
| COMM | Commercial Misc | MIX | Mixed use | N |
| COMM | Commercial Misc | N1 | Hospitals | N |
| COMM | Commercial Misc | N2 | Convalescent/Nursing Homes | N |
| COMM | Commercial Misc | PD | PUD (Planned Unit Development) | N |
| COMM | Commercial Misc | PL | Parking Lot | N |
| COMM | Commercial Misc | PZ | Parking Stall Condominium | N |
| COMM | Commercial Misc | S | Gas Station | N |
| COMM | Commercial Misc | T | Theatres | N |
| COMM | Commercial Misc | TS | Timeshare | N |
| COMM | Commercial Misc | TSF | Time Share Fractional | N |
| COMM | Commercial Misc | TSU | Time Share Unsegregated | N |
| COMM | Commercial Misc | U | Clubs,Lodges,Fraternal Organizations | N |
| COMM | Commercial Misc | W | Churches,Convents,Rectories | N |
| COMO | Commercial Office | O | Office | N |
| COMO | Commercial Office | O35 | Office Portion Leased of 35 or More | N |
| COMO | Commercial Office | OAH | Office - High Class A | N |
| COMO | Commercial Office | OAL | Office - Low Class A | N |
| COMO | Commercial Office | OAT | Office - "Trophy" Class A | N |
| COMO | Commercial Office | OBH | Office - High Class B | N |
| COMO | Commercial Office | OBM | Office - Middle Class B | N |
| COMO | Commercial Office | OCH | Office - High Class C | N |
| COMO | Commercial Office | OCL | Office - Low Class C | N |
| COMO | Commercial Office | OCM | Office - Middle Class C | N |
| COMO | Commercial Office | OMD | Medical- dental Office Building | N |
| COMO | Commercial Office | OZ | Office - Condominium | N |
| COMO | imputed | OZE | imputed | N |
| COMR | Commercial Retail | B | Bank | N |
| COMR | Commercial Retail | BZ | Bank Condominium | N |
| COMR | Commercial Retail | C | Commercial Stores | N |
| COMR | Commercial Retail | C1 | Shopping Center | N |
| COMR | Commercial Retail | CD | Commercial Department Stores | N |
| COMR | Commercial Retail | CM | Commercial/Mixed use | N |
| COMR | Commercial Retail | CZ | Commercial Store Condo | N |
| COMR | Commercial Retail | EC | Entertainment Complex | N |
| COMR | Commercial Retail | OC | Office with Major Retail Units | N |
| GOVT | Government | CP | City Property | N |
| GOVT | Government | P | Public Buildings (Govt) | N |
| GOVT | imputed | RDA | imputed | N |
| GOVT | Government | RDAP | Redevelopment Agency Property | N |
| GOVT | Government | SP | State of California Property | N |
| GOVT | Government | UCP | University of California Property | N |
| GOVT | Government | USP | U.S. Government Property | N |
| GOVT | Government | Y | Port Commission Property | N |
| IND | Industrial | I | Industrial | N |
| IND | Industrial | IDC | Industrial Data Center | N |
| IND | Industrial | IW | Industial Warehouse | N |
| IND | Industrial | IX | Industrial Mixed/Other Use | N |
| IND | Industrial | IZ | Industrial Condominium | N |
| MISC | Miscellaneous/Mixed-Use | MB | Mission Bay | N |
| MISC | Miscellaneous/Mixed-Use | UWL | Under Water Lot | N |
| MISC | Miscellaneous/Mixed-Use | V | Vacant Lot | N |
| MISC | imputed | VA1 | imputed | N |
| MISC | Miscellaneous/Mixed-Use | VA15 | Vacant land- residential 15+ units | N |
| MISC | Miscellaneous/Mixed-Use | VCI | Vacant Lot Comm and Ind | N |
| MISC | Miscellaneous/Mixed-Use | VCIX | Vacant Lot Comm and Ind w/ Restriction | N |
| MISC | imputed | VPU | imputed | N |
| MISC | Miscellaneous/Mixed-Use | VPUB | Vacant Lot Public Use | N |
| MISC | Miscellaneous/Mixed-Use | VR | Vacant Lot - Restrictions | N |
| MISC | Miscellaneous/Mixed-Use | VRX | Vacant Lot Residential w/ Restriction | N |
| MISC | Miscellaneous/Mixed-Use | X | Misc | N |
| MRES | Multi-Family Residential | A | Apartment | Y |
| MRES | Multi-Family Residential | A15 | Apartment 15 Units or more | Y |
| MRES | Multi-Family Residential | A5 | Apartment 5 to 14 Units | Y |
| MRES | Multi-Family Residential | CO | Coop Units Unsegregated | Y |
| MRES | Multi-Family Residential | DA | Dwellings - Apartments | Y |
| MRES | imputed | DA1 | imputed | Y |
| MRES | Multi-Family Residential | DA15 | Dwellings - Apt 15 units or more | Y |
| MRES | Multi-Family Residential | DA5 | Dwellings - Apt 5 to 14 units | Y |
| MRES | imputed | DCO | imputed | N |
| MRES | Multi-Family Residential | DCON | Legal Multi-Family Con to SFR | N |
| MRES | Multi-Family Residential | DD | 2 Dwellings on One Parcel | Y |
| MRES | Multi-Family Residential | DD5 | 2 Dwellings on 1 Parcel 5 to 14 units | Y |
| MRES | Multi-Family Residential | DF | 1 Flat & Dwelling-1 Parcel | Y |
| MRES | Multi-Family Residential | F | Flats & Duplex | Y |
| MRES | Multi-Family Residential | F15 | Flats 15 units + | Y |
| MRES | Multi-Family Residential | F2 | Flat & Store | Y |
| MRES | Multi-Family Residential | F5 | Flats 5 to 14 units | Y |
| MRES | Multi-Family Residential | FA | 1 Flat & 1 Apt Bldg-1 Parcel | Y |
| MRES | Multi-Family Residential | FA5 | 1 Flat & 1 Apt - 1 Parcel 5 to 14 units | Y |
| MRES | Multi-Family Residential | FS | Flat & Store 4 units or less | Y |
| MRES | imputed | FS1 | imputed | Y |
| MRES | Multi-Family Residential | FS15 | Flat & Store 15 units + | Y |
| MRES | Multi-Family Residential | FS5 | Flat & Store 5 to 14 units | Y |
| MRES | Multi-Family Residential | OA | Office and Apartments | Y |
| MRES | imputed | OA1 | imputed | Y |
| MRES | Multi-Family Residential | OA15 | Office and Apartments 15 units + | Y |
| MRES | Multi-Family Residential | OA5 | Office and Apartments 5 to 14 units | Y |
| MRES | imputed | TI1 | imputed | N |
| MRES | Multi-Family Residential | TI15 | TIC Bldg 15 units + | N |
| MRES | Multi-Family Residential | TIA | TI Apartment | N |
| MRES | Multi-Family Residential | TIC | TIC Bldg 4 units or less | N |
| MRES | Multi-Family Residential | TIC5 | TIC Bldg 5 to 14 units | N |
| MRES | Multi-Family Residential | TIF | TI Flats & Duplex | N |
| MRES | Multi-Family Residential | XV | Single Struct on Multi Lot(D & F's only) | Y |
| SRES | Single Family Residential | COS | Coop Units Segregated | N |
| SRES | Single Family Residential | D | Dwelling | N |
| SRES | Single Family Residential | DBM | Dwelling BMR | N |
| SRES | Single Family Residential | LZ | Live/Work Condominium | N |
| SRES | imputed | LZB | imputed | N |
| SRES | Single Family Residential | LZBM | Live/Work Condominium BMR | N |
| SRES | Single Family Residential | OZEU | Office Condo Economic Unit | N |
| SRES | Single Family Residential | TH | Town House | N |
| SRES | imputed | THB | imputed | N |
| SRES | Single Family Residential | THBM | Town House BMR | N |
| SRES | Single Family Residential | Z | Condominium | N |
| SRES | Single Family Residential | ZBM | Condominium BMR | N |
| SRES | Single Family Residential | ZEU | Condominium Economic Unit | N |

Adapted from City and County of San Francisco Assessor-Recorder Secured Property Tax Roll Data