

***BIC Regular
Meeting of
April 20, 2022***

Agenda Item 9



**DBI Update on Housing Inspection in
SRO Buildings – James Sanbonmatsu,
Chief Housing Inspector**

Historic Resource and Source of Affordable Housing For Formerly homeless Adults



Ambassador Hotel, 55 Mason, 134 SRO Units, Owner: Tenderloin Neighborhood Development Corporation

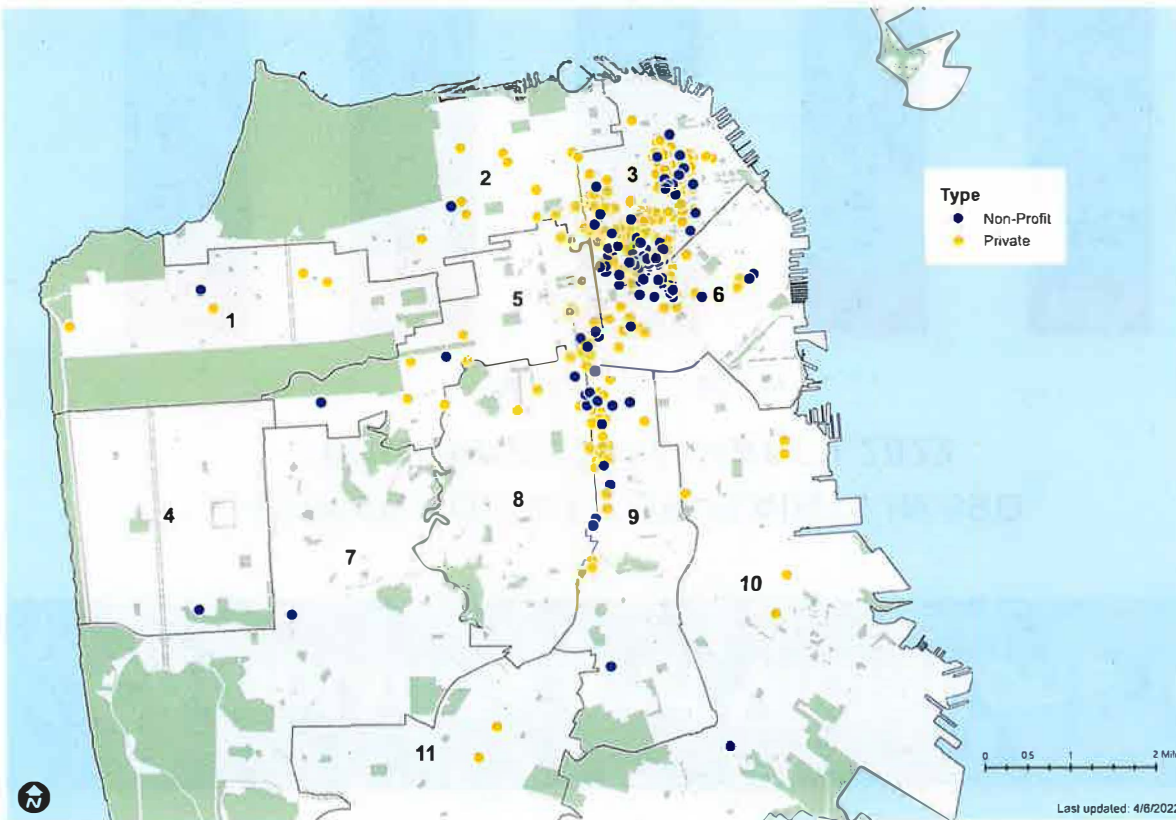


Jefferson Hotel, Built in 1906, 108 SRO units, Permanent Supportive Housing for Formerly Homeless Adults, Operator/Provider: Tenderloin Housing Clinic

Distribution of SRO Buildings



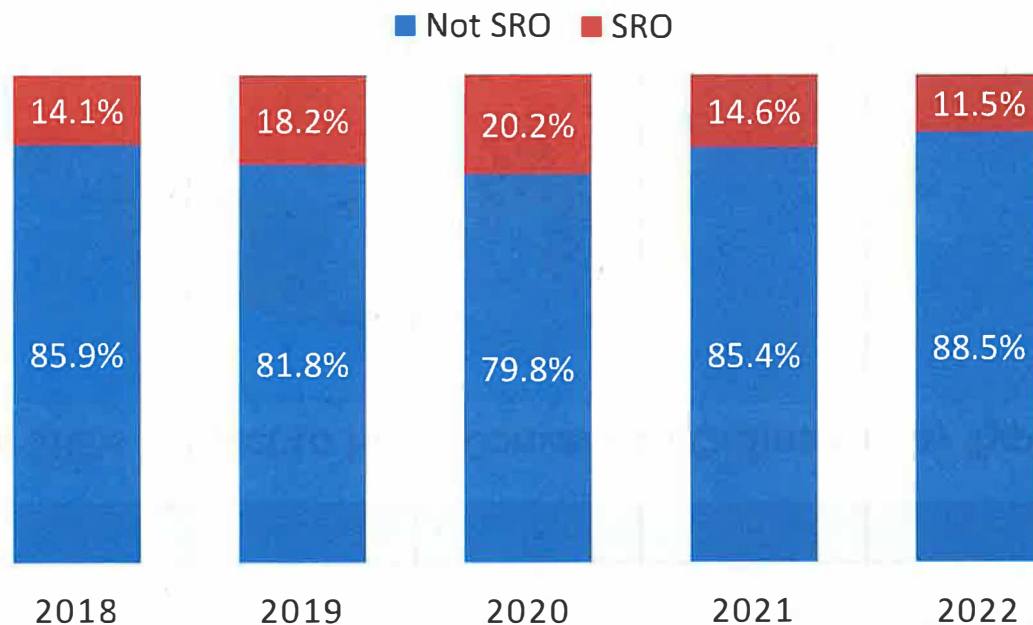
SROs Subject to Hotel Conversion Ordinance, by Type



- There are **503** SRO Buildings that are subject to the Hotel Conversion Ordinance
 - **114 (23%)** are non-profit operated
 - **389 (77%)** are privately operated
- **79%** of buildings are in Supervisor Districts 3 & 6
- There are approximately **19,083** residential SRO rooms – this would be about **8.5%** of the 224,462 renter occupied housing units counted in the 2020 Census.

Complaints and Violations in SROs

PERCENT OF ALL COMPLAINTS IN SRO BUILDINGS, 2018-MARCH 2022



- Over the past 5 years, on average, **16%** of HIS assigned complaints were in SRO buildings.
- All housing inspection cases are counted as complaints here, as some do lead to NOVs

Violations Observed and Corrected



Violation Observed: Repair Central Alarm (SFHC 908, 909)



Violation Corrected

DEPARTMENT OF BUILDING INSPECTION
 Building Inspection Services Division
 City and County of San Francisco
 49 South Van Ness Avenue, San Francisco, California 94102-1226
 (415) 693-3700 FAX: (415) 693-3709 Email: DBIS@SFDIC.COM Website: www.sfdi.org

NOTICE OF VIOLATION
 COMPLAINT: 201862071
 DATE: 05-MAY-18
 LOCATION: 71 [REDACTED]
 BLOCK: 0116 LOT: 002
 NOTICE TYPE: COMPLAINT

OWNER/AGENT: [REDACTED] LLC
 MAILING ADDRESS: [REDACTED]
 BUILDING TYPE: HOTEL USE TYPE: R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:
 ITEM DESCRIPTION

1. THE NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED. Inspector has investigated the compliance of the alarm system and observed violation(s) of the San Francisco Fire Alarm Code which are enumerated within the Notice of Violation issued. For more information see the attached report.
2. REPAIR CENTRAL ALARM SYSTEM (DOB 908 HC) Located on the second floor lobby. The alarm is in trouble mode.
3. INSPECTOR COMMENTS It is the property owner's responsibility to be present or direct another representative to attend the meeting with an authorized representative of the Department of Building Inspection for the purpose of providing entry to the inspector of those areas cited within this Notice.

If the property owner cannot attend the scheduled inspection (as specified on this Notice) it is the responsibility to secure a different inspection date and time with the Inspector. YOUR COOPERATION IS APPRECIATED.

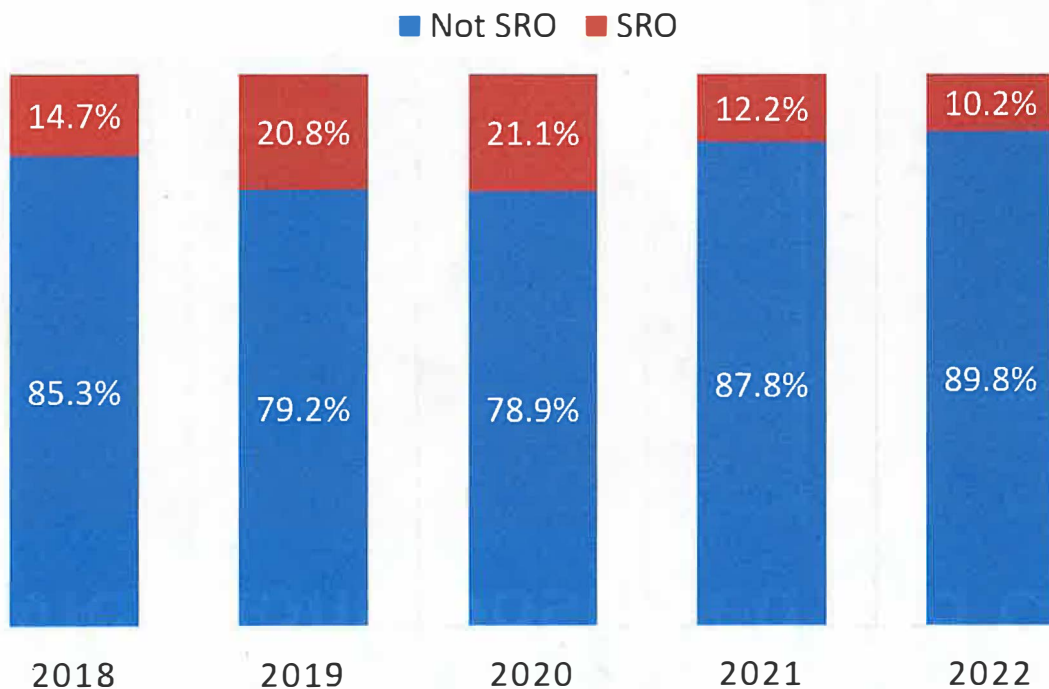
ALL ITEMS MUST BE COMPLETED WITHIN 7 DAYS. REINSPECTION DATE: 14 May 2018 11:00 AM
 IT IS UNDERSTOOD THAT THE OWNER/OWNER REPRESENTATIVE CERTAIN SUBJECT PARTIES OF SAWS/FEES
 CONTACT BUILDING INSPECTOR: Dennis Yee AT 628-621-6171
 FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFRC 108.3

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Notice of Violation citation

Complaints and Violations in SROs

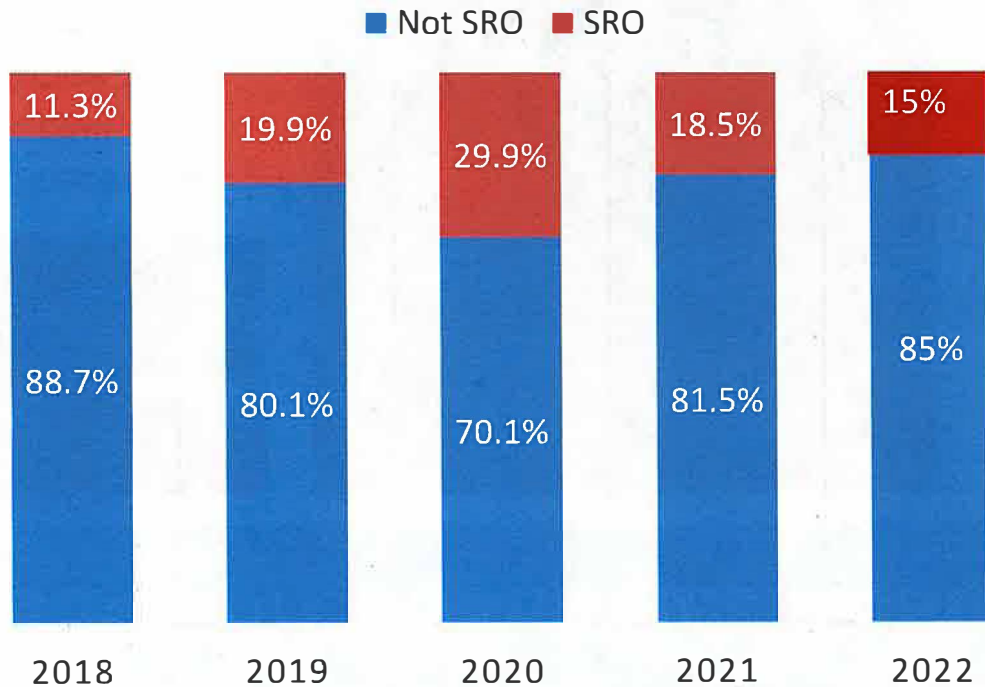
PERCENT OF COMPLAINTS WITH A NOV IN
SROS, 2018-MARCH 2022



- Similar to complaints overall, on average about 17% of complaints with a NOV issued are in SRO buildings

Complaints and Violations in SROs

PERCENT OF DIRECTOR'S HEARINGS IN SRO BUILDINGS, 2018-MARCH 2022



- During 2020, about 30% of cases sent to Director's Hearing were in SRO buildings

Litigation Committee Action



Court action to seek civil penalties for multiple, severe habitability cases at same address, or multiple addresses with same owner



Role of SRO Collaboratives

Housing Inspection Services coordinates the Single Room Occupancy (SRO) Collaborative Program to improve living conditions and safety for residents in low-income SRO hotels.

HIS works with four non-profit organizations partners in neighborhoods with SRO Hotels:

- Mission SRO Collaborative – Mission District
- Chinatown SRO Collaborative - Chinatown
- Central City SRO Collaborative – Tenderloin and SOMA
- SRO Families United Collaborative – Works with families living in SRO hotels



HIS Working with Community Partners



- Enforcing Covid Health Order for SRO cleaning standards



THANK YOU