

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

***Agenda Item 4f***



# Housing Inspection Services Update

Building Inspection Commission, July 20, 2022

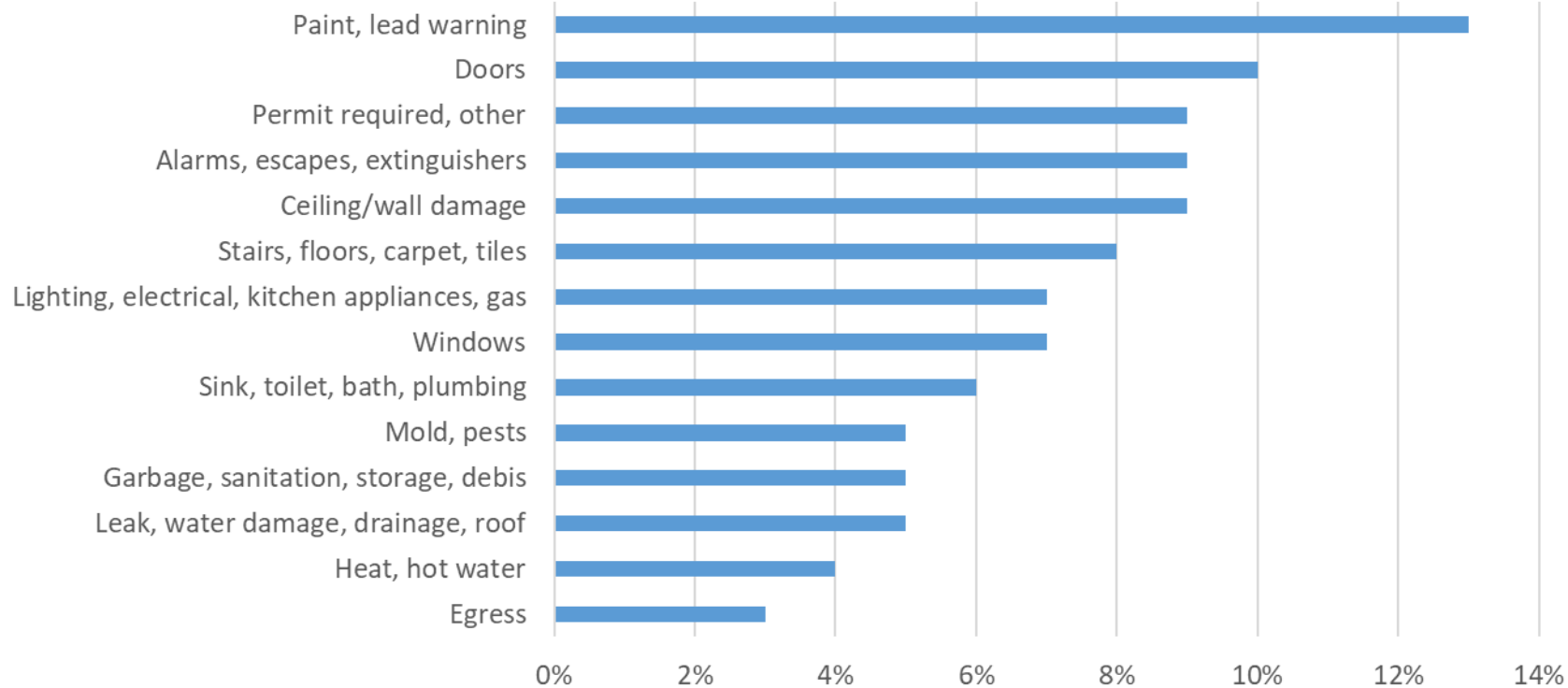
# H.I.S. Overall Goal

Maintain minimum standard of habitability for all San Francisco tenants



# Issues Addressed

Most Common Issues in Housing Violations



Source: DBI HIS

# Enforcement Tools & How They Compare

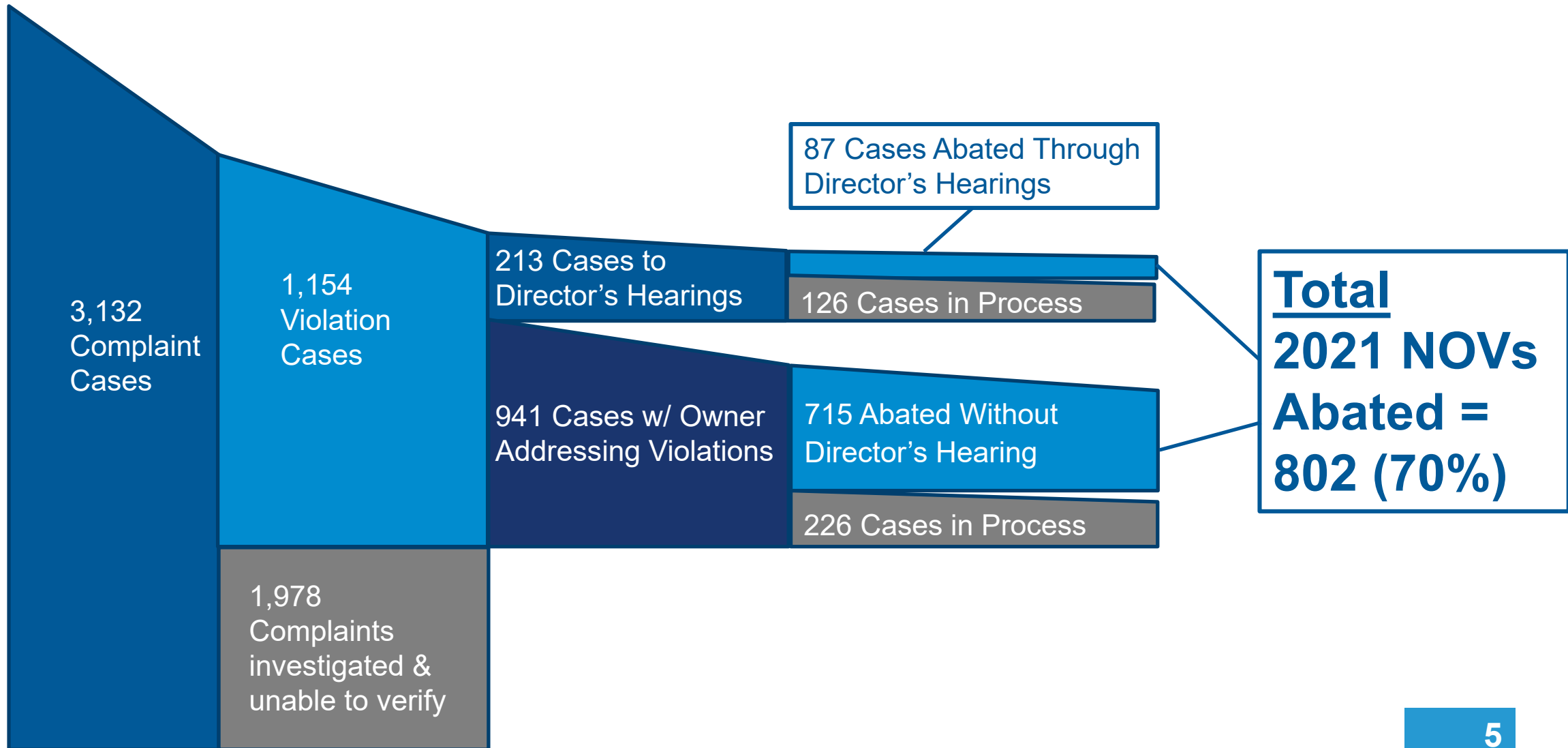
## US Cities Comparison: Tenant Habitability Code Enforcement by Building Departments for Preservation of Rental Stock

	Housing Stock % Renter	Housing Code	Housing Inspection Services	Notice of Violation issued for violations	Dept. Hearing for resulting non-compliance	Fines/fees for resulting non-compliance	Dept. Liens applied to collect outstanding penalties	Dept. requests outstanding penalties attached to tax bill by Board of Supervisors	Dept. initiates & funds litigation	On-Line Complaint Tracking	Code Enforcement Outreach with Tenant/Landlord Groups
Austin, TX	63%	yes	yes	yes	no	no	no	no	no	no	no
Boston, MA	59%	yes	yes	yes	no	no	no	no	no*	no	no
Charlotte, NC	41%	yes	yes	yes	yes	no	no	no	no	no	no
Chicago, IL	56%	yes	no	no	no	no	no	no	no	no	no
Columbus, OH	49.7	yes	yes	yes	yes	no	no	no	no*	no	no
Denver, CO	47%	yes	no	yes	no	no	no	no	no	no	no
Detroit, MI	41%	yes	yes	yes	no	no	no	no	no	no	no
Jacksonville, FL	37%	no	yes	yes	yes	yes	yes	no	no	no	no
LA, CA	61%	yes	yes	yes	yes	yes	no	no	yes	yes	no
Memphis, TN	50%	no	no	no	no	no	no	no	n/a	no	no
NY, NY	70%	yes	yes	yes	no	no	no	no	no*	yes	no
Philadelphia, PA	41%	yes	yes	yes	no	no	no	no	no*	no	no
San Diego, CA	50%	yes	yes	yes	no	no	no	no	no	no	no
<b>SF, CA</b>	70%	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
San Jose, CA	38%	yes	yes	yes	no	no	no	no	no	no	no
Seattle, WA	52%	yes	yes	yes	no	yes	no	no	no	yes	no

\*Denotes Housing Court

Source: Causa Justa/Just Cause, Chinatown Community Dev. Center, Housing Rights Committee of San Francisco & San Francisco Apartment Association

# HIS Impact - 2021





# Thank you

# Landlord to pay record fine for code violations

**By Rachel Gordon**

A former city employee let his San Francisco renters live with raw sewage spills, flooding, extensive mold and mildew, buckled floors, rodent infestations, crumbling walls and ceilings, and dry-rotted stairs for more than a decade.

The problems with the rental units were so extensive that since 2001 the Department of Building Inspections logged 467 code violations at more than half of the 32 properties owned by