



FOR IMMEDIATE RELEASE:

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*****PRESS RELEASE*****

**DBI COMPLETES NEW MISSION DISTRICT CODE
VIOLATIONS STUDY**

Study Found Over 1,500 Violations Affecting Tenant Habitability

SAN FRANCISCO – Today, the Department of Building Inspection (DBI) announced the completion of the first of its-kind study of Housing Code violations in the Mission District for Fiscal Year 2014-15. Housing Inspection staff reviewed housing code violations from 150 properties in Housing District 16, covering the Mission and parts of Potrero Hill.

“This first of its-kind study highlights DBI’s pro-active role in enforcing Housing Code in the City, specifically the Mission District, ensuring tenant habitability and maintaining quality of life for San Francisco’s residents,” said Tom Hui, DBI Director.

Key Findings from the 178-page study showed:

- Over 1,500 Housing Code (tenant habitability) violations cited in FY 2014-15, with 82% (1,300) corrected and abated;
- 215 Notices of Violation (NOV) issued at 152 Mission properties throughout Housing District 16;
- 56 NOVs—about 26 percent-- received liens, fees and/or penalties;
- Violations cited included: lack of heat, hot water, water damage, sewage leaks, dangerous stairs, windows, paint, doors, floors, sinks, toilets, bath, garbage, pests, electrical outlets, lighting, ceiling/wall damage, egress, alarms, ventilation, non-working kitchen appliances, etc.

“It is essential that tenants in the Mission, and throughout the City, have habitable housing that meets the minimum Housing Code standards, and this new study demonstrates that DBI’s code enforcement is holding landlords responsible. If you are a tenant living in poor and even dangerous conditions, call us and we will help you. If you are a responsible owner or property manager, we value your cooperation and your efforts to comply with building, fire and housing habitability codes,” added Director Hui.

As part of the new Fiscal Year 2016-2017 budget, Director Hui increased DBI’s outreach funding to improve tenant awareness and education on fire prevention in older, mixed-use buildings. Over the last two decades, DBI has been working with a coalition of non-profit tenant and landlord organizations under the Code Enforcement Outreach Program, which includes Causa Justa/Just Cause, the San Francisco Apartment Association, the Chinatown Community Development Center, the Housing Rights Committee of SF and the Tenderloin Housing Clinic. This partnership has been instrumental in bringing together and

resolving tenant and landlord issues prior to DBI referral -- thus playing a vital role in the efficient handling of tenant habitability issues.

Part of DBI's Inspection Services, Housing Inspection Services implements and enforces the San Francisco Housing Code, along with related habitability City Codes. HIS establishes and maintains minimum maintenance standards for existing residential buildings to safeguard life, limb, health, property, and public welfare by conducting periodic health and safety inspections, and by responding to tenant complaints. HIS includes housing inspectors and administrative staff who respond to habitability complaints received within 48-hours of receipt, conduct daily field inspections and manage housing code violations through the Department's well-established code enforcement process of the more than 20,000 residential buildings in San Francisco. For more details, please visit www.sfdbi.org/housinginspection.

For a copy of the study, please email Lily Madjus at lily.madjus@sfgov.org.

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**About the Department of Building Inspection (DBI)**

*The Department of Building Inspection (DBI) oversees the effective, efficient, fair and safe enforcement of the City and County of San Francisco's building, housing, plumbing, electrical, mechanical, and disability access codes for San Francisco's more than 200,000 buildings. Please visit [www.sfdbi.org](http://www.sfdbi.org) for more information.*