

***Regular Meeting of the Building
Inspection Commission***

October 21, 2026

BIC Agenda Item 5

DBI Housing Inspection Services: Trends & Challenges

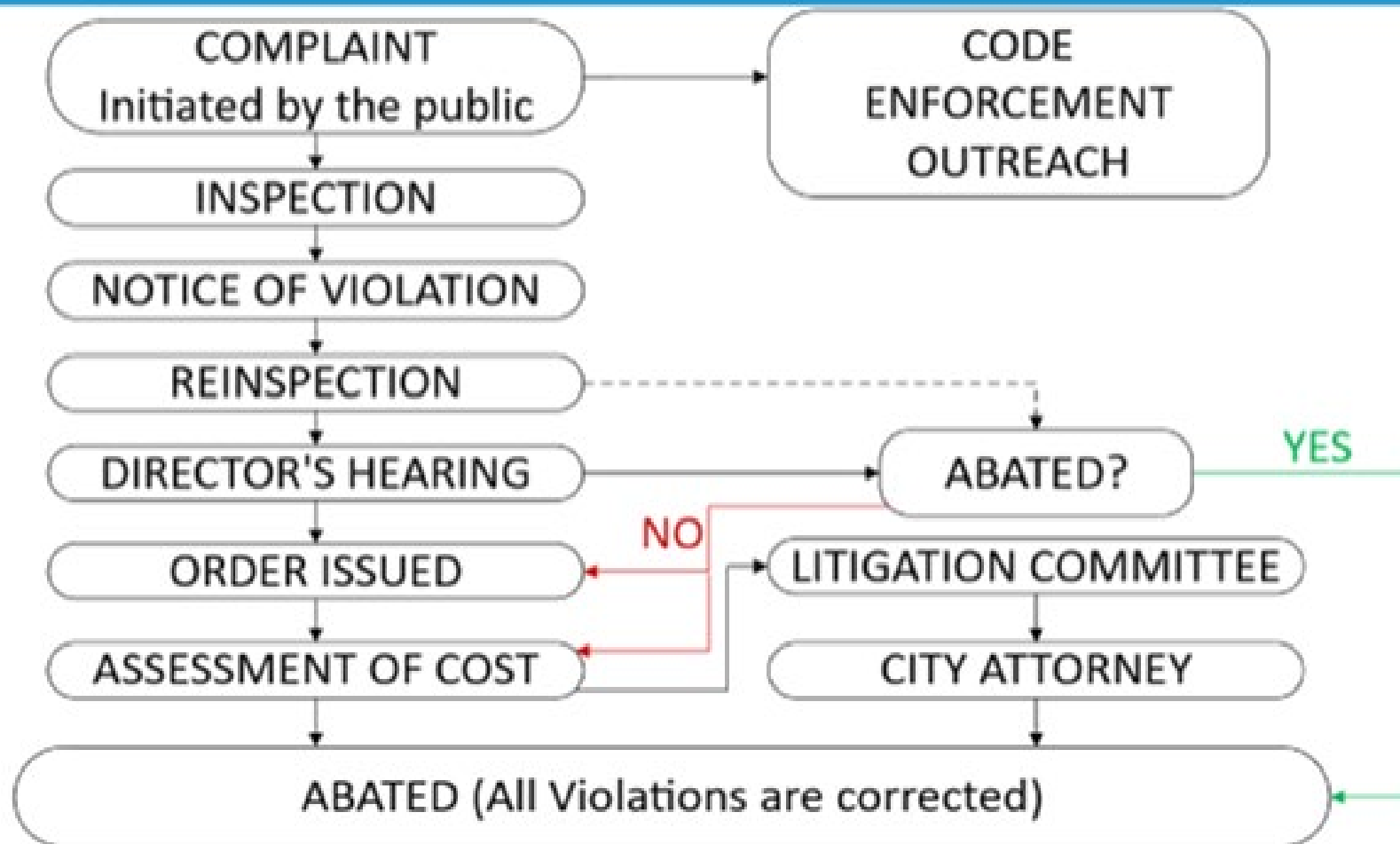
Building Inspection Commission – October 21, 2026

Housing Inspection Services

Housing Inspection Services (HIS) enforces habitability standards enshrined in the Housing Code to maintain safe and livable housing conditions for San Francisco's 400,000+ tenants.



Housing Code Enforcement



HIS by the Numbers

A snapshot of HIS work in 2025:

- Housing Code cases received: **6,768**
- Housing Code items inspected: **38,266**
- Abatement actions to achieve compliance: **35,708**
- Active cases: **697**
- Active cases with Order of Abatement: **144**
- Rate of abatement: **88%**

Four districts make up 40% of all items inspected throughout the City.

Call and Inspection Volume

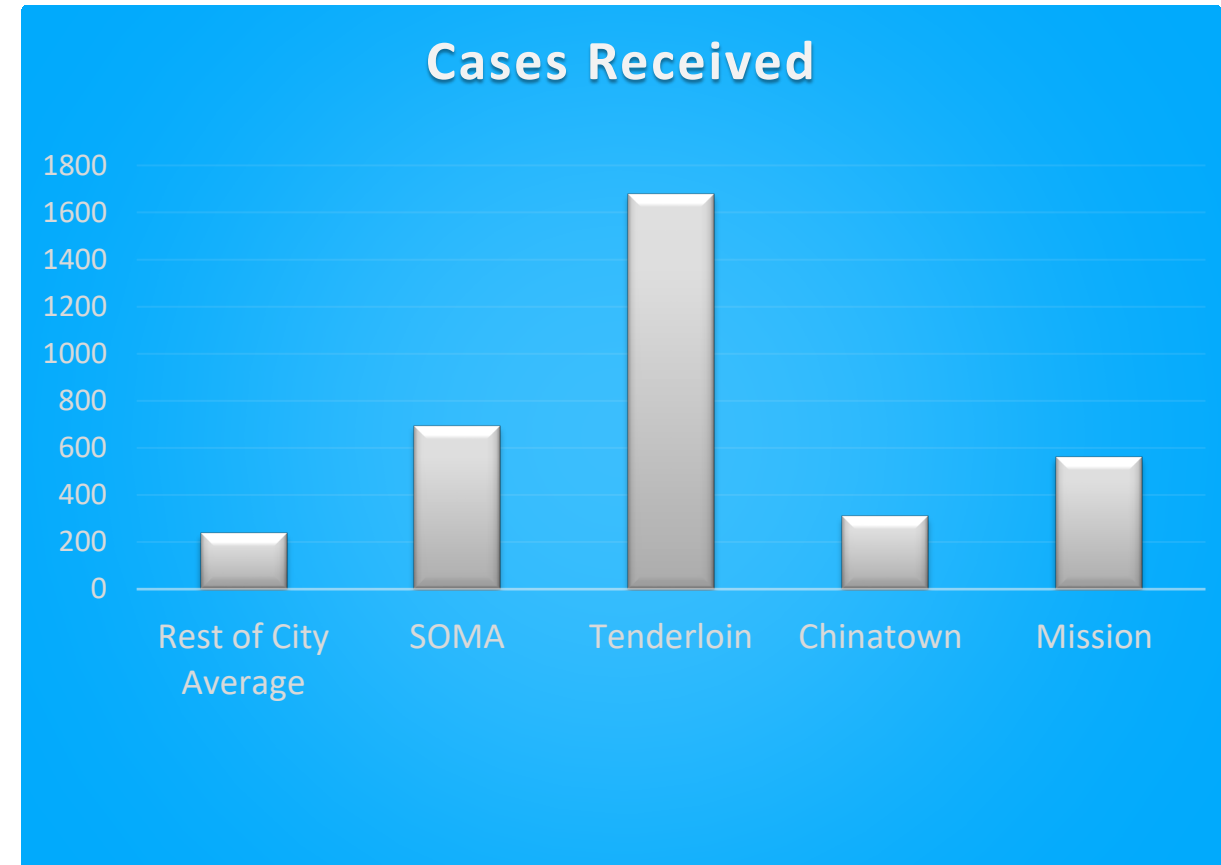
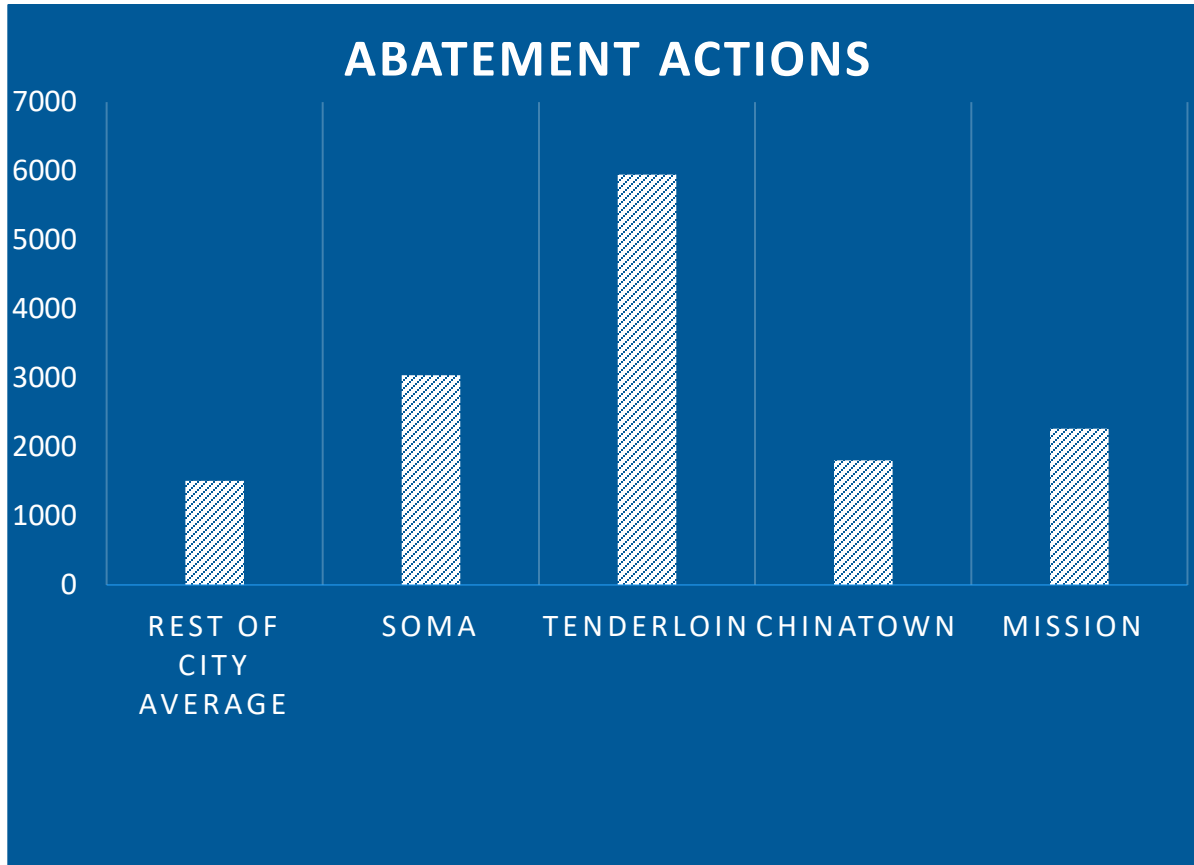
Neighborhood	Calls	Items Inspected	Abatement Actions
SOMA	693	2,891	3,040
Tenderloin	1,679	4,678	5,948
Chinatown	310	3,816	1,808
Mission	562	3,230	2,267
Citywide Average	470	2,391	2,231

Trends and Initiatives

- Large volume of cases in Tenderloin: redrew the District 3 boundary to create manageable workload
- Chinatown SRO initiative with community partners
- Improved coordination with Department of Public Health environmental group on issues like mold and pests



Case Volume in Tenderloin and SOMA



Tenderloin and SOMA have more than twice as many abatement actions and cases compared to the rest of the city average last year

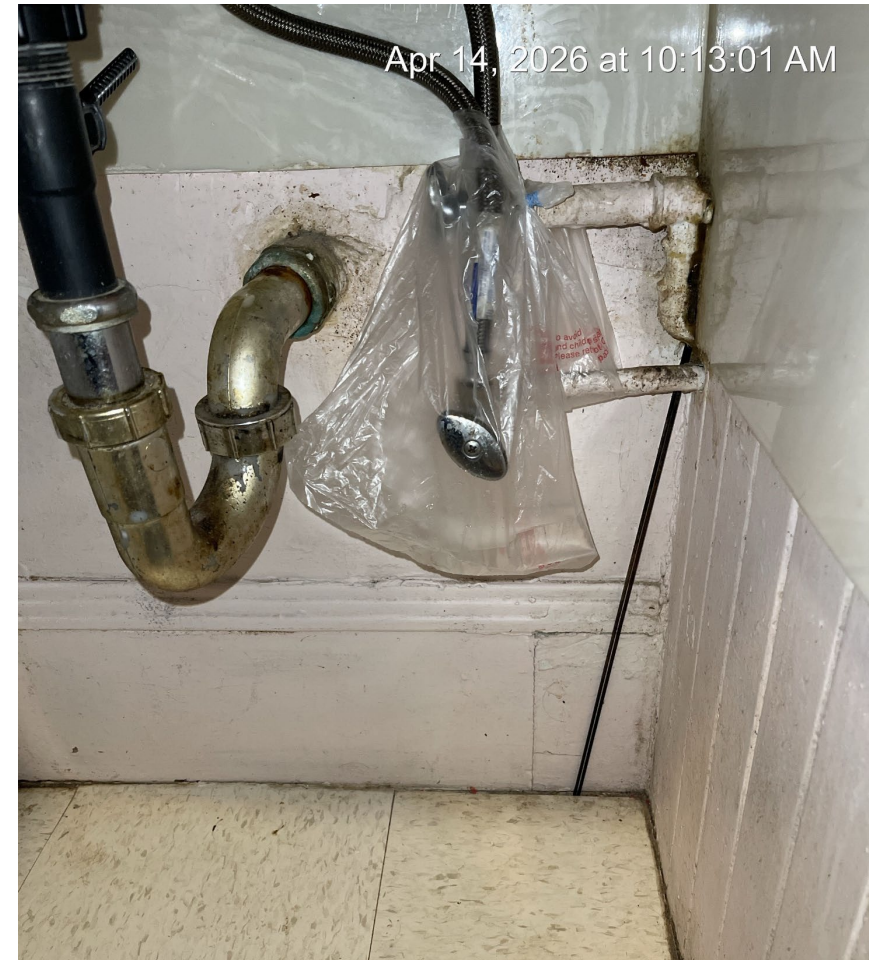
Case Volume in Tenderloin and SOMA

- Highest volume of tenant cases in San Francisco & population increase
- 3 inspectors are assigned
- Northern Tenderloin HIS district boundary moved in order to make workload more manageable
- Chinatown/North Beach staff to cover the affected territory
- Need for more support for higher case volume



Chinatown SRO Initiative

- Chinatown SRO violations cited in 7 residential hotels as part of a community initiative.
- SF has one of the largest communities of Taishanese people outside of Asia, HHS recently added a Taishanese speaker to the team.
- A recent promotion of District housing inspector to Senior has created a gap in our language capabilities. Because of the transfer, we will need to bring in a Cantonese speaker for the Tenderloin.



Litigation

HIS works with the BIC Litigation Committee and City Attorney David Chiu to address most egregious cases through litigation and has won **\$5.5 million** in civil penalties in the last 2 years:

- Filed in January 2025, the City won a **\$9 million** settlement against McCormack Baron Salazar for housing code violations at Alice Griffith apartments in the Bayview
- City Attorney recently filed a lawsuit at a 2-unit building in the Mission that had no heat, dangerous stairs and more than a dozen NOVs

Community Outreach

HIS works with community partners to educate tenants on their rights:

- Advertising through signs in, and on, Muni buses and trains
- Door knocking efforts in marginalized communities
- Educating interdepartmental staff and coordinating with other agencies
- Unsafe Living Conditions Task Force

Looking Ahead: El Nino

HIS is preparing for potential higher case volume related to water damage and water intrusion this winter

- Shorten compliance time for water intrusion to maximum of 15 days
- Staff training



Water Intrusion and Drainage Issues



Looking Ahead

- Expand efforts to encourage property conservation in long-term affordable housing.
- Support preventative maintenance in historically marginalized neighborhoods with high case volume.
- Review and update policy on possible litigation referrals in buildings in which fire damage remediation has stalled.





THANK YOU