

*Regular Meeting of the
Building Inspection Commission
February 18, 2026*

*Agenda Item 9
Appellant Statement*

APPELLANT STATEMENT FOR KAREN KWAN – February 4, 2026

Dear President Alexander-Tut and Board Members,

I am appealing an illegal 3-DAY EMERGENCY ORDER on this property that stem from an

illegal search - executed without the required 24-hour notice as

stated on the warrant by the judge. In addition, I am also appealing all other NOV fees and

penalties related to this property.

I am the sole property owner for 146 Vernon St. The one-story house is attached and sandwich between properties on the left and right.

This house has been my residence since 1997, where I lived alone WITHOUT any tenants.

I am a single 68 years old disabled elderly women living alone

on a limited income - only income is Social Security Disability (around \$2,000).

After paying mortgage, tax, insurance, I struggle to barely feed myself and

have a roof over my head. As a result of the frightening high cost of living and

astronomical repair cost in San Francisco, my home has deferred maintenance which I had

intended to address.

I have been informed that there are non-profits helping low-income disabled

homeowners to bringing properties with deferred maintenance up to code,

some with funds from the city. Unfortunately, despite reaching out to non-profits

after non-profits, I have been turned away - either because they don't have the funds

or I am not in the right city, with some serving only rural communities.

The EMERGENCY ORDER on the property stem from an illegal search - executed without the proper 24-hour notice stated on the warrant as required by the judge. As a result, the warrant was illegally executed with the

SFPD illegally breaking into my home, damaging the door, while I was asleep. Once they

were inside, they then attempt to break down the bedroom door, damaging that door as well.

Photos taken and the access to my home from the illegal search while they were inside resulted in the 3-DAY EMERGENCY ORDER. The Emergency warrant was not executed until

it was almost due to expired and contain FALSEHOOD from `neighbor` claiming I dig through garbage and take garbage home, etc. to justify the warrant.

Despite assurance during a prior meeting with Matthew that if I have a contractor and signed contract, which I did, they will not boarded up my home – they did anyway board up the house, ban me from my home resulting in my homelessness.

After they boarded my home, Mattew appeared with a key that I think he used to locked the door before the board goes on the front entrance. He then handed it back to Deputy Attorney Chris Whitman. It appeared that they helped themselves to a key to my

home without my consent. I then questioned DA Chris Whitman why he has a key that appears to be used to locked the door before boarding it up. He did not have a good answer and instead gave me the key instead. The day of the illegal search when they

broke my lock, a locksmith was present and gave me 2 keys and I did not authorized

anyone else with a THIRD key to my home. It was only then I was made aware of this and
am in total shock.

About the illegal 3-DAY EMERGENCY ORDER, I was at DBI trying to work with them and attempted to applied for HOMEOWNER permits for the work required. I had all the signatures required except the last one from Hernandez that he refused to signed off. As a result, I cannot proceed with work. Instead, Hernandez insisted that I bring a contractor present that he will meet with and a signed contracts before he authorized the removal of the boarded home. Estimates from one of the contractors were well over \$200,000. Hernandez withheld the HOMEOWNER permit and insisted that only licensed contractor present with a signed contract can pull permits - stalling any action to correct needed work.

I don't live in the property after they ban me from my home. I like to proceed with work to bring the house code compliant. Without the proper authorization - to remove the board in the entrance because of the illegal 3-DAY EMERGENCY ORDER and the HOMEOWNER permits necessary, that are being withheld from me - prevents any progress.

I have in the past consulted with a structural engineer who had assured me that the structure of my home was sound. It is after all a ONE story attached home, and I am working to consult with a structural engineer on the home before I can install a new roof and repair work he recommends. In addition, I will clear the clutter and return it to a safe condition.

Other work I was issued NOVs for are for clearing vegetation in the front and back yards,

repair and lock a tiny door below the stairs to keep out any rodents,

and removal of lead paint in front of home – all of which I will tackle with hire help.

Thank-you for your time and patience. I hope you will come to the conclusion to nullify and void this illegal 3-day EMERGENCY ORDER plus any other NOV fees and penalties

associated with this property. With your inclusiveness and compassion for the vulnerable –

elderly, disable, low-income residents of San Francisco like me can age

in their home without the added burden and stress. I look forward to creating a safe, code compliant, and healthy house.