



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection Voice (415) 558-6164 - Fax (415) 558-6509
1660 Mission Street, San Francisco, California 94103-2414

June 19, 2020

London N. Breed
Mayor

COMMISSION

Angus McCarthy
President

Sam Moss
Vice-President

Alysabeth
Alexander-Tut
Kevin Clinch
Jonathan Jacobo
Jason Tam

Sonya Harris
Secretary

Patrick O'Riordan
Interim Director

Ms. Angela Calvillo
Clerk of the Board
Board of Supervisors, City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4694

Dear Ms. Calvillo:

RE: Hotel Conversion Ordinance

Ordinance amending the Administrative Code to add a definition of Tourist or Transient Use under the Residential Hotel Conversion Ordinance; to set the term of tenancy for such use at less than 7 days, through December 31, 2021, and starting on January 1, 2022, at no less than 30 days; to provide an amortization period applicable to hotels currently regulated under the ordinance; to provide a process by which the owners or operators of regulated hotels can request that the amortization period be longer, on a case by case basis; to amend the definition of Permanent Resident, from a person who occupies a room for 32 to 30 days; and affirming the Planning Department's determination under the California Environmental Quality Act.

The Building Inspection Commission met and held a public hearing on June 17, 2020 regarding the proposed Hotel Conversion Ordinance amendment to the Administrative Code referenced above. The Commissioners voted unanimously to **recommend approval** of the proposed Ordinance.

Commissioners also discussed the following points of concern:

- The issue of 30-day rentals vs. 7-day rentals arose, and the argument of several members of the public (hotel owners) who gave public comment was that renters could not afford to pay monthly rent. DBI staff said this was not true, and confirmed that many people have made consistent payment arrangements to pay monthly rent to maintain regular housing.
- One public speaker who frequently works with SRO tenants confirmed that tenants prefer 30-day rentals vs. 7 day rentals, so they can assure they have a place to stay.
- Commissioner mentioned that it has been proven that the SRO stock in S.F. is capable of housing its most vulnerable citizens.
- Point of confusion was whether or not the BIC had the authority to make determinations regarding the amortization process, and grant hotel owners extension of their time to come into compliance. The Deputy City Attorney confirmed that this was within the Commission's purview

to decide on this subject matter.

- Commissioners concerned about unintended consequences affecting all parties involved.
- Important for DBI and the BIC to come up with a specific process by which to make determinations, because details about the amortization process is not clear in the current legislation.
- Commissioner asked if they could attend Land Use hearing to express their concerns regarding the legislation.
- The Building Inspection Commission supported the spirit of the legislation, because they believe in protecting the most vulnerable population. Later on they could discuss what the final law would look like after it goes to the Board of Supervisors.

President McCarthy	Yes	Vice-President Moss	Yes
Commissioner Clinch	Yes	Commissioner Jacobo	Yes
Commissioner Tam	Yes		
Commissioner Alexander-Tut	Yes		

Should you have any questions, please do not hesitate to call me at 558-6164.

Sincerely,



Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, Interim Director
Mayor London N. Breed
Supervisor Aaron Peskin
Board of Supervisors