

1 [Grant Agreement - Abode Property Management - Property Management Services for
2 Permanent Supportive Housing - Not to Exceed \$14,177,264]

3 **Resolution approving the grant agreement between Abode Property Management and**
4 **the Department of Homelessness and Supportive Housing (“HSH”) for property**
5 **management services for permanent supportive housing at 1174-1178 Folsom Street;**
6 **approving a term of November 1, 2024, through June 30, 2029, and a total not to exceed**
7 **amount of \$14,177,264; and authorizing HSH to enter into any amendments or other**
8 **modifications to the agreement that do not materially increase the obligations or**
9 **liabilities, or materially decrease the benefits to the City and are necessary or advisable**
10 **to effectuate the purposes of the agreement.**

11

12 WHEREAS, The mission of the Department of Homelessness and Supportive Housing
13 (“HSH” or “Department”) is to prevent homelessness when possible and make homelessness
14 rare, brief, and one-time in the City and County of San Francisco (“the City”) through the
15 provision of coordinated, compassionate, and high-quality services; and

16 WHEREAS, With the enactment of Resolution No. 319-18 in October 2018, the Board
17 of Supervisors and Mayor London N. Breed declared a shelter crisis and affirmed San
18 Francisco’s commitment to a continuum of shelter and service options for people experiencing
19 homelessness; and

20 WHEREAS, As of the 2024 Point-in-Time Count, there were approximately 8,323
21 people experiencing homelessness in San Francisco on any given night, 13% of whom were
22 young adults between the ages of 18 to 24; and

23 WHEREAS, Permanent supportive housing (“PSH”) is the most effective evidence-
24 based solution to chronic homelessness and also prevents new incidents of homelessness
25 among highly vulnerable people; and

1 WHEREAS, Since 2020, the City has acquired 10 new sites providing over 1,000 units
2 of permanent supportive housing, nearly 200 of which are designated for young adults; and

3 WHEREAS, On July 20, 2023, the City adopted Resolution No. 358-23, approving and
4 authorizing the acquisition of real property located at 1174-1178 Folsom Street and 663
5 Clementina Street (collectively, the “Property”) to provide up to 42 units of PSH for young
6 adults; and

7 WHEREAS, Pursuant to Resolution No. 358-23, the City acquired the Property on
8 November 30, 2023; and

9 WHEREAS, In November 2023, HSH issued Request for Qualifications #142 Property
10 Management and Supportive Services at a city-owned building in the South of Market (“RFQ
11 #142”); and

12 WHEREAS, In February 2024, HSH selected Abode Property Management, a
13 California nonprofit public benefit corporation (“Tenant”), pursuant to the San Francisco
14 Administrative Code 21.6, which authorizes the City to purchase services directly when there
15 is a lack of responsive offers as there were no submissions received for RFQ #142; and

16 WHEREAS, The new grant agreement (“Agreement”) would have a term of
17 November 1, 2024, through June 30, 2029, and a total amount not to exceed \$14,177,264;
18 and

19 WHEREAS, Through the Agreement, Abode Property Management will provide
20 property management services for the served population at the Property (the “South of Market
21 Transitional Aged Youth Permanent Supportive Housing Project”); and

22 WHEREAS, A copy of the Agreement is on file with the Clerk in File No. 240848,
23 substantially in final form, with all material terms and conditions included, and only remains to
24 be executed by the parties upon approval of this Resolution; and

1 WHEREAS, The Agreement requires Board of Supervisors approval under Section
2 9.118 of the Charter; now, therefore, be it

3 RESOLVED, That the Board of Supervisors hereby authorizes the Executive Director
4 of HSH (“Director”) or their designee to execute the Agreement with Abode Property
5 Management from November 1, 2024, through June 30, 2029, in the total not to exceed
6 amount of \$14,177,264; and, be it

7 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director or their
8 designee to enter into any amendments or modifications to the Agreement, prior to its final
9 execution by all parties, that HSH determines, in consultation with the City Attorney, do not
10 materially increase the obligations or liabilities of the City or materially decrease the benefits
11 to the City, are necessary or advisable to effectuate the purposes of the grant, and are in
12 compliance with all applicable laws; and, be it

13 FURTHER RESOLVED, That within 30 days of the Amendment being executed by all
14 parties, HSH shall submit to the Clerk a completely executed copy for inclusion in File
15 No. 240848; this requirement and obligation resides with HSH, and is for the purposes of
16 having a complete file only, and in no manner affects the validity of the approved agreement.

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4 Recommended:
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6 /s/
7 Shireen McSpadden
8 Executive Director
9 Department of Homelessness and Supportive Housing
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