

File No. 130822

Committee Item No. 11

Board Item No. 1

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date: 10/09/2013

Board of Supervisors Meeting

Date: October 29, 2013

#### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
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| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
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OTHER (Use back side if additional space is needed)

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Completed by: Victor Young Date October 4, 2013

Completed by: Victor Young Date \_\_\_\_\_

1 [Administrative Code - Mayor's Fund for the Homeless]

2  
3 **Ordinance amending the Administrative Code to transfer administration of the Mayor's**  
4 **Fund for the Homeless from the director of the Human Services Agency to the director**  
5 **of the Mayor's Office of Housing Opportunities, Partnerships and Engagement (HOPE).**

6 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.  
7 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
8 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
9 **Board amendment additions** are in double-underlined Arial font.  
10 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
11 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
12 subsections or parts of tables.

13 Be it ordained by the People of the City and County of San Francisco:

14 Section 1. The Administrative Code is hereby amended by revising Section 10.100-  
15 106 to read as follows:

16 **SEC. 10.100-106. MAYOR'S FUND FOR THE HOMELESS.**

17 (a) **Establishment of Fund.** The Mayor's Fund for the Homeless is established as a  
18 category six fund to receive all donations which may from time to time be received by the  
19 City and County of San Francisco for providing shelter, food and other assistance for the  
20 homeless.

21 (b) **Use of the Fund.** The fund is to be used exclusively for the purpose of providing  
22 food, shelter and supportive services to the homeless and for costs incurred for promotion of  
23 the fund. Funds which are donated for a specific project for the homeless shall be expended  
24 only for that project.

25 (c) **Administration of Fund.** The director of the ~~Human Services Agency~~ Mayor's Office

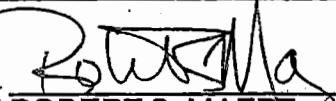
1 of Housing Opportunities, Partnerships and Engagement (HOPE), or his designee, is authorized to  
2 administer the Mayor's Fund for the Homeless and to determine expenditures from the fund,  
3 in keeping with the original intended uses of the fund. The director or his designee shall  
4 report regularly to the ~~Human Services Commission~~ City's Local Homeless Coordinating Board on  
5 gifts to and expenditures from the fund, ~~at such time as all expenditures from the department's gifts~~  
6 ~~fund are reported upon.~~

7  
8 Section 2. Effective Date. This ordinance shall become effective 30 days after  
9 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
10 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
11 of Supervisors overrides the Mayor's veto of the ordinance.

12  
13 Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
14 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
15 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
16 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
17 additions, and Board amendment deletions in accordance with the "Note" that appears under  
18 the official title of the ordinance.

19  
20 APPROVED AS TO FORM:  
DENNIS J. HERRERA, City Attorney

21  
22 By:

  
ROBERT S. MAERZ  
Deputy City Attorney

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24 n:\legana\as2013\1400106\00869621.doc



HOPE

### Mayor's Fund for the Homeless

The MFH provides food, shelter and support services to homeless families and individuals and also assists the homeless in finding long term housing and overcoming barriers to employment. Recent initiatives that could be assisted by your donation include:



#### WOOF

WOOF placed hard-to-adopt dogs with residents of permanent supportive housing. The residents served as paid fosters for the animals, and participated in a rigorous training program. The pilot informed a larger effort to increase income for individuals in permanent supportive housing, who may otherwise turn to panhandling.

#### SF HOMES FOR



#### Homes For Heroes

The San Francisco Homes for Heroes Campaign quickly houses chronically homeless veterans through collaboration between Swords to Plowshares, the City of San Francisco, the San Francisco Housing Authority, the Department of Veterans Affairs (VA) and HUD.



#### LGBTQ Connect

Project Homeless Connect, in collaboration with HOPE, is organizing the first LGBTQ Connect on Monday, October 7th at the San Francisco LGBT Community Center. This event will be directed to the specific needs of the homeless LGBTQ population in San Francisco. Services will include legal, DMV reduced fee vouchers, STI testing, employment, youth services, senior services and many more.



#### Lava Mae

Lava Mae proposes to transform old Muni buses into mobile showers and toilets for use by homeless residents. The company has already secured the rights to at least one Muni bus and has contacted the San Francisco Public Utilities Commission about using water hydrants. The bus is one of 40 that Muni plans to junk in the coming years in favor of newer vehicles.

October 22, 2013

Good afternoon Supervisors. My name is Robert Davis and I am a Bayview resident. I represent over 1,000 neighbors, homeowners, and business owners who oppose the City's proposal to build a homeless warehouse at 2111 / 2115 Jennings Street in the Bayview.



I am appearing to ask you to remove Item #9: 130822 Administrative Code - Mayor's Fund for the Homeless from the Consent Agenda and consider it as a separate item.

This item states: Ordinance amending the Administrative Code to transfer administration of the Mayor's Fund for the Homeless from the Director of the Human Services Agency to the Director of the Mayor's Office of Housing Opportunities, Partnerships and Engagement (HOPE).

We are concerned about the lack of transparency and perceived deceit surrounding this shelter warehouse project and are worried that this pattern of behavior may extend to any money that might be transferred to HOPE.

### Some examples:

#### **Timeline: 17 months between the Application and the 1<sup>st</sup> Public Meeting**

- Application deadline: September 30, 2011
- Conditional offer to property owner: September 28, 2011
- Initial terms of lease: Ten years beginning January 1, 2012
- Award Announcement letter: Jan 11, 2012
- Homeless count: January 24, 2013
- First public meeting: February 27, 2013
- Second public meeting: March 5, 2013

#### **The Homeless Count: A staggering 190% increase in homeless and NO BACKUP DOCUMENTATION**

In an astonishing conflict of interest, The United Council of Human Services (UCHS), the entity that stands to gain generous funding to run this proposed homeless warehouse, was also tasked with performing the most recent homeless count. Their interest was certainly served by showing an unbelievable 190% increase in homeless!

Not only is the Bayview homeless count highly questionable, data shows that our current services for homeless are not even fully utilized. Some of the 22 nearby shelter facilities have reported that they are only at 70% capacity.

Concern about the legitimacy of the San Francisco Homeless Count has led to a call for an independent, public audit. In response for a request for copies of the original source documents -- maps and tally sheets -- used in the 2009, 2011 and 2013 homeless counts, the Human Services Agency stated that it could not find the maps from 2009 or 2013, and returned blank point-in-time/tally sheets for all three years. The disappearance of these documents is particularly unusual given that the City of San Francisco's document retention policy requires that they be maintained.

### **Transparency:**

We have asked repeatedly for a City map showing homeless shelters, methadone clinics, board and care homes, halfway houses, ex-offender housing, sex offender housing, mental health clinics - all of which we have in the Bayview. Some of all of these types of facilities are unlicensed and unregulated. To date, we received an incomplete map showing 12 shelters in SF. Even the 2013 Homeless count "thanks" the following 21 shelters: Asian Women's Shelter, A Woman's Place, Bethel AME (Winter), Central City Hospitality House, Compass Family Center, Diamond Youth Shelter, Dolores Street, Hamilton Family Emergency Shelter, Hamilton Family Residences, Huckleberry House, Interfaith (Winter), La Casa de Las Madres , Lark Inn for Youth, MSC South, Next Door, Providence, Raphael House, Rosalie House, SF FIRST Stabilization Rooms, St. Joseph's Family Shelter, The Sanctuary.

While we are compassionate and caring, the Bayview already accommodates 21 homeless people per thousand SF resident while the rest of the City districts host about 3 per thousand, on average.

### **Conclusion:**

Our neighborhood deserves better. Our children deserve better. They need unmitigated access to one of our few public spaces—the Martin Luther King Pool and adjacent Bayview Park—without the increased danger and risk to their young lives that will certainly follow the City's importation of the homeless to our neighborhood.

I respectfully ask that you stop the City's plan to transfer funds to the HOPE to build a homeless warehouse in Bayview.

## Community Reaction to Proposed Bayview Shelter

October 22, 2013

Good Afternoon Supervisors:

My name is Robert Davis and I am a Bayview resident. I'm appearing today to introduce the Commission to a proposed new Bayview homeless shelter. This project has alternately been called a "new shelter" and an "expansion of an existing shelter."

Essentially the Office of Housing Opportunity, Partnerships & Engagement (HOPE) wants turn a one-story 3,900 sq ft warehouse next to Mother Brown's (2111 Jennings Street) into a two-story shelter. They propose to knock a hole in the upstairs wall, build a stairway to connect it to Mother Brown's, divide the warehouse into men's and women's areas, and install 100 beds for the homeless.

### Timeline:

- Application deadline: September 30, 2011
- Conditional offer to property owner: September 28, 2011
- Initial terms of lease: Ten years beginning January 1, 2012
- Award Announcement letter: Jan 11, 2012
- Homeless count: January 24, 2013
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Over 600 neighbors including homeowners and business owners have signed a petition opposing this shelter. Here are the main reasons:

### **1) Zoning:**

The building is zoned PDR-2. Many thousands of Planning Department and neighbors' hours went into crafting the existing zoning.

What is a PDR-2? "The intent of this district is to encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities. Thus, this district prohibits new housing, large office developments, large-scale retail, and the heaviest of industrial uses, such as incinerators. Generally, all other uses are permitted. The conservation of existing flexible industrial buildings is also encouraged. These districts permit certain non-industrial, non-residential uses, including small-scale retail and office, entertainment, certain institutions, and similar uses that would not create conflicts with the primary industrial uses or are compatible with the operational characteristics of businesses in the area."

The City has stated it intends to request a zoning variance. We'd like to remind everyone the zoning is PDR-2, not "TBA."

### **2) Incompatible with neighboring businesses:**

Existing businesses and residents are complaining about the sheer number of homeless people who loiter, litter, urinate and defecate in public, hinder the safe passage of residents transiting to work, MUNI buses on their route, trucks making pickups and deliveries. Directly across the street is Evergood Sausage, a SF landmark for more than 80 years, and they are actively considering moving their facility to the East Bay. We support the existing small businesses and, in the case of Evergood, dozens of blue-collar jobs. There will be no positive outcome if Evergood and businesses like it move because of an increase in the homeless in this area due to the building of a new homeless shelter.

### **3) Incompatible with neighboring residences and home ownership:**

Residents of Mother Brown's openly urinate in neighbors' doorways and in other public places so as to not lose their place in the soup kitchen line. On the housing front, of course Bayview is going backwards in terms of promoting middle class values - we used to be a district of homeowners but we're being shifted toward a district of renters and limited equity owners. In other words, economic "development" here has so far reduced the value of the biggest asset we had.



**4) Socially unacceptable:**

This building is a warehouse in an isolated industrial area. The 2013 SF Homeless Census reports that 63% of the homeless in SF reported one or more disabling conditions including physical and mental disabilities or substance abuse. All current social science reports indicate that the homeless do better in social surroundings.

We do not support warehousing the homeless.

**5) Sex offenders and parolees residing within 2,000 feet of MLK Pool and Park:**

California law prohibits sex offenders from living and sleeping within 2,000 feet of a city park. The GSA does not track registered sex offenders. Mother Brown's and the proposed shelter are 1,000 feet from the MLK Pool and Park.

**6) Lack of transparency:**

We have asked repeatedly for a City map showing homeless shelters, methadone clinics, board and care homes, halfway houses, ex-offender housing, sex offender housing, mental health clinics - all of which we have in the Bayview. Some of all of these types of facilities are unlicensed and unregulated. To date, no information has been provided. While we are compassionate and caring, the Bayview already accommodates 21 homeless people per thousand SF resident while the rest of the City hosts about 3 per thousand, on average.

**7) Can't other neighborhoods help, too?**

The Bayview is an up-and-coming neighborhood. Millions of dollars are pouring in and new residents are arriving daily as a new retail center is being planned at Candlestick Park, construction began at the old Hunters Point Naval Shipyards on June 20, 2013, and public OEWD and IIN funds are being spent to encourage economic development, among other improvements.

**8) The homeless shelter is too close to a problem liquor store.**

Homelessness and alcohol abuse are not mutually exclusive. I attached a small area map showing the SFPD Calls for Service to the neighborhood. The data is shocking.

### **9) Homeless Magnet.**

As Bayview residents, we are severely concerned that the City is simply trying to divert our homeless population away from the major business and tourist areas and hide them in our underserved, minority neighborhood. More homeless people will attract more homeless people who will attract more service providers, etc, creating a never-ending "race to the bottom."

### **10) The count is flawed and self-serving.**

The grant applicants claimed that the 2011 Point-In-Time Homeless Count found 2100 homeless individuals: 970 homeless individuals who were being housed in Bayview and 1151 who were claimed to be unhoused. This represents an astounding 190% increase in the count of unhoused homeless. We question the accuracy of this data and the methodology of collection.

In 2011 and 2013, the Human Services Agency allowed United Council of Human Services (UCHS) and CEO Gwendolyn Westbrook to administer the Bayview portion of the San Francisco Homeless Count effort. However, since UCHS stands to benefit from the grant, allowing UCHS to perform the count represents a clear conflict-of-interest.

At a public meeting on August 17, 2013, after questioning the reasons for the sudden rise, Ms. Westbrook indicated:

1. That a portion of the sudden rise was due to new maps that she had created for use in Bayview;
2. That she treats every truck, van and RV on the street as if it is "full of" homeless people.

Both these deviations employ a different methodology from years past and from neighborhoods outside Bayview. The homeless count instructions state that only "vehicles where there is some evidence of people living" in them are to be counted as containing homeless individuals, not that all vehicles which could contain a homeless person are to be counted. Further, the extraordinary work to create maps that tripled the homeless count was performed only in Bayview.



