

1 [Assignment and Assumption Agreement - The Tides Center - DISH SF - Lease and Property
2 Management Agreement - 1321 Mission Street]

3 **Resolution approving and authorizing the Director of Property and the Executive**
4 **Director of the Department of Homelessness and Supportive Housing (“HSH”) to**
5 **approve the assignment of the certain Lease and Property Management Agreement,**
6 **dated February 17, 2023, by and between the City and The Tides Center (“Tides”), as**
7 **fiscal sponsor, for Delivering Innovation In Supportive Housing, (“Agreement”) for the**
8 **real property located at 1321 Mission Street (the “Property”) from Tides to DISH SF, a**
9 **nonprofit public benefit corporation, effective July 1, 2025; authorize the Director of**
10 **Property and the Executive Director of HSH to consent to an Assignment and**
11 **Assumption Agreement (“Assignment”) with DISH SF to authorize DISH SF to lease,**
12 **operate, and maintain the real property and residential improvements located at the**
13 **Property under the same terms and conditions as described in the Agreement; and**
14 **authorizing the Director of Property and the Executive Director of HSH to make certain**
15 **modifications, and take certain actions in furtherance of the Assignment and this**
16 **Resolution, as defined herein.**

17
18 WHEREAS, The mission of the Department of Homelessness and Supportive Housing
19 (“HSH” or “Department”) is to prevent homelessness when possible and make homelessness
20 rare, brief, and one-time in the City and County of San Francisco (“the City”) through the
21 provision of coordinated, compassionate, and high-quality services; and

22 WHEREAS, As of the 2024 Point-in-Time Count, there were approximately 8,323
23 people experiencing homelessness in San Francisco on any given night, 52% of whom were
24 unsheltered; and

1 WHEREAS, With the enactment of Resolution No. 319-18 in October 2018, the Board
2 of Supervisors declared a shelter crisis and affirmed San Francisco's commitment to
3 combatting homelessness and creating or augmenting a continuum of shelter and service
4 options for those experiencing homelessness; and

5 WHEREAS, Permanent Supportive Housing ("PSH") is the most effective, evidence-
6 based solution to ending chronic homelessness, and prevents new incidents of homelessness
7 among highly vulnerable people with long experiences of homelessness; and

8 WHEREAS, The City acquired the property located at 1321 Mission Street on March
9 25, 2022, for use as PSH for formerly homeless adults and families, a copy of the final
10 recorded grant deed is on file with the Clerk of the Board of Supervisors ("Clerk") in File No.
11 210967; and

12 WHEREAS, In March 2022, HSH selected The Tides Center ("Tides"), as fiscal
13 sponsor to Delivering Innovation in Supportive Housing ("DISH"), a California nonprofit public
14 benefit corporation, through a Solicitation of Interest, a copy of which is on file with the Clerk
15 in File No. 221084, to provide property management and operations services at the Property;
16 and

17 WHEREAS, On August 15, 2022, the Civil Service Commission approved property
18 management and operations services to be provided by selected non-profit organizations at
19 HSH acquired properties, including the Property, under PSC #43675-22/23 in the total amount
20 of \$52,000,000 for a period of five years, a copy of which is on file with the Clerk in File No.
21 221084; and

22 WHEREAS, On November 15, 2022, the Board of Supervisor adopted Resolution No.
23 494-22, approving and authorizing the Director of Property and the Executive Director of HSH
24 to enter into a Lease and Property Management Agreement ("Agreement") with Tides, as
25 fiscal sponsor for DISH; and

1 WHEREAS, On February 17, 2023, the City entered into the Agreement with Tides, as
2 fiscal sponsor for DISH, a copy of which is on file with the Clerk in File No. 221084; and

3 WHEREAS, After 18 years of being a project of The Tides Center, DISH has formed
4 DISH SF, an independent non-profit public benefit corporation pursuant to California law in
5 order to support their size and evolving needs; and

6 WHEREAS, DISH SF has been recognized by the Internal Revenue Service and the
7 State as a tax-exempt organization described in Section 501(c)(3) and 509(a)(1) of the
8 Internal Revenue Code through a letter dated May 28, 2024, a copy of which is included as an
9 attachment to the Assignment and Assumption Agreement on file with the Clerk in File No.
10 _____; and

11 WHEREAS, Tides and DISH SF entered into a Transition Agreement (“Transition
12 Agreement”) effective as of July 1, 2025, that allocates certain contracts, assets and liabilities,
13 including the Agreement, from Tides to DISH SF, a copy of the Transition Agreement is
14 included as an attachment to the Assignment and Assumption Agreement on file with the
15 Clerk in File No. _____; and

16 WHEREAS, Tides and DISH SF intend to memorialize the assignment of the
17 Agreement from Tides to DISH SF via an Assignment and Assumption Agreement
18 (“Assignment”), which would authorize DISH SF to lease, operate and maintain the Property
19 under the same terms and conditions as the Agreement, a copy of the substantially final
20 Assignment is on file with the Clerk in File No. _____; and

21 WHEREAS, Article 8 of the Agreement requires prior City approval for any transfer or
22 assignment of Tides’ interest in the Agreement or the Property, and the assignment of the
23 Agreement to DISH SF is a material change that requires Board of Supervisors approval; and

24 WHEREAS, HSH and the Director of Property desire to consent to the Assignment;
25 now, therefore, be it

1 RESOLVED, That in accordance with the recommendation of the HSH Executive
2 Director and the Director of Property, the Board of Supervisors hereby authorizes the Director
3 of Property and the HSH Executive Director, or their designee(s), to consent to the
4 assignment of the Agreement from Tides to DISH SF; and, be it

5 FURTHER RESOLVED, That in accordance with the recommendation of the HSH
6 Executive Director and the Director of Property, the Board of Supervisors hereby authorizes
7 the Director of Property and the HSH Executive Director, or their designee(s), to execute the
8 Assignment as a consenting party; and, be it

9 FURTHER RESOLVED, That the Board of Supervisors authorizes the HSH Executive
10 Director and the Director of Property, or their designee(s), to take all actions on behalf of the
11 City to consent to, execute, and perform its obligations under the Assignment (including,
12 without limitation, any exhibits) and any other documents that are necessary or advisable to
13 effectuate the purpose of this Resolution and the Assignment; and, be it

14 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
15 Property and the HSH Executive Director, or their designees, in consultation with the City
16 Attorney, to enter into any additions, amendments, or other modifications to the Assignment
17 and any other documents or instruments necessary in connection therewith (including but not
18 limited to any exhibits attached to the Assignment) that the HSH Executive Director and the
19 Director of Property determine are in the best interests of the City, do not materially decrease
20 the benefits to the City, do not materially increase the obligations or liabilities of the City, are
21 necessary or advisable to effectuate the purposes of the Assignment or this Resolution, and
22 are in compliance with all applicable laws, including the City's Charter, such determination to
23 be conclusively evidenced by the execution and delivery by the HSH Executive Director and
24 Director of Property of any such additions, amendments, or other modifications; and, be it

1 FURTHER RESOLVED, That all actions taken by any City employee or official with
2 respect to the Assignment are hereby approved and ratified; and, be it

3 FURTHER RESOLVED, That within thirty (30) days of the Assignment being fully
4 executed by all parties, HSH shall submit to the Clerk of the Board of Supervisors a fully
5 executed copy for inclusion in the official file.

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9 Recommended:

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11
12 /s/_____

13 Andrico Penick

14 Real Estate Division

15 Director of Property
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17

18 /s/_____

19 Shireen McSpadden

20 Department of Homelessness and Supportive Housing

21 Executive Director
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