

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  
9 March 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  
11 No. 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  
21 No. 221084; and

22           WHEREAS, On November 15, 2022, the Board of Supervisor adopted Resolution  
23 No. 494-22, approving and authorizing the Director of Property and the Executive Director of  
24 HSH to enter into a Lease and Property Management Agreement (“Agreement”) with Tides,  
25 as 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  
10 No. 250459; 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. 250459; 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. 250459; 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

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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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12   /s/\_\_\_\_\_

13   Andrico Penick  
14   Real Estate Division  
15   Director of Property

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18   /s/\_\_\_\_\_

19   Shireen McSpadden  
20   Department of Homelessness and Supportive Housing  
21   Executive Director

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