

Pre-screening

Pre-screening

Have you undertaken a pre-application consultation for the Homekey program? *

Yes

Will the project serve the target population? *

Target population is individuals and families who are experiencing homelessness or who are at risk of homelessness defined in Section 578.3 of Title 24 of the Code of Federal Regulation and who are impacted by the COVID-19 pandemic.

Yes

Do you have a path for environmental approval? *

The applicant is able to provide the proof of CEQA compliance or a timeline for acquiring CEQA compliance.

Yes

Is the applicant a city, county, or other local public entity, such as a public housing authority or federally recognized tribal governments within California? *

Yes

True

Application

Application

Application Title *

Please, type the title of your project.

City and County of San Francisco - Diva Hotel

Is the applicant: *

Co-applicant/Partnership

County *

San Francisco County

Zip *

94102

Mailing Address

Same as Primary Address

Checked

Government TIN Form / Payee Data Record

Select the document you will provide *

Find the forms in the "Files" tab displayed in this site next to the "Submit" tab.

STD 204 Payee Data Record

Payee Data Record Form, STD 204 With the Application Package *
(Single File)

CCSF Payee-Data-Record-STD-204.pdf

Description of file

Payee Data Record Form for City and County of San Francisco

Authorizing Resolution

Is the applicant submitting a Authorizing Resolution form? *

Find the form in the "Files" tab located in the previous "Overview" page.

No

I commit to submit Authorized Resolution before execution of Standard Agreement

Checked

Checked

Government TIN Form / Payee Data Record

Select the document you will provide *

Find the forms in the "Files" tab displayed in this site next to the "Submit" tab.

STD 204 Payee Data Record

Payee Data Record Form, STD 204 With the Application Package *

(Single File)

ECS Payee-Data-Record-STD-204.pdf

Description of file

Payee Data Record Form for Episcopal Community Services

Authorizing Resolution

Is the applicant submitting a Authorizing Resolution form? *

Find the form in the "Files" tab located in the previous "Overview" page.

No

I commit to submit Authorized Resolution before execution of Standard Agreement

Checked

Contacts

Contacts for San Francisco (Primary Applicant)

Primary Contact

I want to provide an alternate contact

Not Checked

Contacts for Episcopal Community Services (Co-applicant #1)

Primary Contact

First Name *

Liz

Last Name *

Pocock

Title *

Senior Director of Housing Development and Asset Management

Email Address *

lpocock@ecs-sf.org

Phone Number *

Authorized Representative

First Name *

Beth

Last Name *

Stokes

Select the CA State Senator *

11 Scott Wiener

District Number

11

U.S. House Representative for California

Select the US House Representative for California *

12th Pelosi, Nancy

District Number

12th

U.S. Senators for California

Dianne Feinstein, Kamala D. Harris.

Projects

Geographical Location

The geographical location is automatically determined based on the primary Applicant address.

Geographical Location

SF Bay Area (including Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma)

Project Type

Provide escrow information

Not Checked

Sites

Site and Readiness

How many sites are part of your project? *

1

Does the applicant have Evidence of Site Control? *

Select one of the applied choices.

Yes

Submit supporting document to identify the site is suitable for development and evidence of site control *

(Single File)

Diva Hotel - LOI - Signed.pdf

Description of file

Letter of Intent between City and County of SF and Property Owner

Sites Address(es)

Site Address 1

Used for *

1 - Permanent housing or will result in permanent housing as indicated on the application

Address Lookup Tool (optional)

Only CA addresses are eligible for this application

Project Evaluation

This evaluation applies to the applicant and/or the development team.

1. Does the applicant have experience in acquiring and managing affordable housing? *

Yes

Submit Supporting Documents – File Attachment *

ECS Development, Rehabilitation, Ownership, and Operation of Similar Projects in Scope.pdf

Description of file

Description of Co-Applicant's experience

2. Does the applicant have committed and intended sources for Homekey? *

Yes

2.1. Does the applicant intend to use Homekey resources for development related expenses? *

Yes

Select the category below. *

These expenses should be expended by December 30, 2020.

\$151K to \$200K per door

3. Does the applicant have the corresponding capital match? *

The first \$100K per door of capital requires no match; the next \$50K per door of capital requires a 1:1 match; the final \$50K per door of capital requires 2:1 match.

Yes

4. Does the applicant intend to apply for the 24 month operating subsidy? *

These dollars need to be expended by June 30, 2022.

Yes

5. Does the applicant have the remainder of the required contribution to demonstrate a five-year match in operating costs? *

Submit the Project Timeline Template – File Attachment *
(Single File)

Diva - Timeline.xlsx

Description of File

Timeline for Project - Diva

7. Demonstration of the development team's experience and capacity to acquire and operate the Project. (Up to 40 points)

Demonstration of the development's team experience to acquire and/or rehabilitate and operate the Project.

A. Provide a description of the development team's experience to acquire and/or rehabilitate and operate the Project. (Up to 10 points)

Yes

File Attachment *
(Multiple Files)

ECS Development, Rehabilitation, Ownership, and Operation of Similar Projects in Scope.pdf

Description of File

Description of Co-Applicant's experience

B. Does the applicant have a plan/flowchart for its development team's connection or partner relationship with another entity? (Up to 10 points) *

Yes

Submit documents demonstrating the organizational chart of how the development team is connected and a description of how the team will work together, e.g., MOU, etc. *
(Multiple Files)

Diva - Flowchart and Teamwork Description.pdf

Description of File

Flowchart and Teamwork description

marketing requirements. Eligible applicant will also include a description of how the Project will address racial equity and inequities for the Target Population, including any local disproportionate impact of COVID-19 and homelessness by race and other protected classes. The description should include supporting evidence of the strategies' effectiveness if available.

Can the applicant demonstrate how the proposed project will address racial equity, including any local disproportionate impact of COVID-19 and homelessness by race and other protected classes? (Up to 15 points) *

Yes

Eligible Applicant shall provide non-discrimination statement per Section 311, which references the Fair Employment and Housing Act.

Submit Supporting Document – File Attachment *
(Single File)

Non-Discrimination Statement and Racial Equity.pdf

Description of File

Description of Non-Discrimination Policy and Racial Equity Impact

B - The extent to which the Project exceeds the state and federal accessibility requirements set forth Section 311, specifically providing a minimum of 10 percent of units with features accessible to persons with mobility disabilities, as defined in 24 C.F.R. Section 8.22 and the parallel ADAAG 2010 and CBC provisions, and a minimum of 4 percent of units with features accessible to persons with hearing or vision disabilities, as defined in 24 C.F.R. Section 8.22 and the parallel ADAAG 2010 and CBC Chapter 11B provisions.

Does the project exceed the state and federally accessibility requirements set forth Section 311? (Up to 5 points) *

No

C - The Applicant or Development team has three or more years of experience serving persons of the Target Population.

Does the applicant or Development team have three or more years of experience serving persons of the target population? (Up to 5 points) *

Yes

Yes

Number of Units

130

D - For any project below \$350,000 per door, if the Eligible Applicant contributes more than a minimum match outlined in Table 5 in the NOFA, the application will receive one (1) extra point for every additional 5% per door contributed to the Project. For example, for an acquisition that costs \$100,000 per door, the applicant will receive 1 extra point for every \$5,000 per door in match contributed.

Will the applicant contribute more than a minimum match outlined in Table 5 in the NOFA? (Up to 10 points) *

No

E - Site Selection (Up to 10 points)

Is Project Site located within 1/3 mile of public transit, such as a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop? (Up to 4 points) *

Yes

Submit Supporting Document – File Attachment *
(Single File)

Diva - Location Supporting Documentation.pdf

Description of File

Site location supporting documentation

Is Project Site located in proximity (within 1/2 mile for urban area and 1 mile for rural area) to essential services, such as grocery store, health facility, pharmacy, and library? (Up to 6 points) *

Yes

Submit Supporting Document – File Attachment *
(Single File)

Diva - Location Supporting Documentation.pdf

Description of File

Site location supporting documentation

Description of file

Budget for project

Duplication of Benefit

Duplication of Benefit

A Duplication of Benefit (DOB) occurs when a program beneficiary receives assistance from multiple funding sources totaling an amount that exceeds the need for a particular funding need. The duplication is the amount of assistance provided in excess of the need. It is the Department's responsibility to ensure that each Homekey activity provides assistance only to the extent that the recipient's project's funding need(s) has not been met by another funding source. Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act) prohibits federal agencies from providing assistance to any "person, business concern, or other entity" for any loss for which the entity has already received financial assistance from another source (See: 42 USC § 5155(a)). The Federal Register Notice, published on November 16, 2011 (Docket No. FR-5582-N-01), requires adequate policies and procedures in place to prevent a DOB and provide for the recapture of funds, if necessary. Once selected, applicant will be required to report on Duplication of Benefit metrics such as types of funding sources received, amounts received, expected persons served and actual persons served. Please check here to confirm you have read the above and agree to monitor applicant for DOB. *

Agree

Additional Information

Additional Information

Upload the Following Documents Demonstrating:

Appraisal

I will provide this document by

City of San Francisco Homekey Application
Supporting Documents

Item	Pages
Site Photos	2-4
Letter of Support from San Francisco Local Homeless Coordinating Board	5
Resolution Submitted in Support of Homekey Application Submitted to the San Francisco Board of Supervisors	6-8
Press Release: Mayor London Breed Announces Plan to Fund Homelessness Recovery Plan Prioritizing Housing Expansion	9-11
Assorted Press Coverage on COVID-19 Impacts on Homelessness in San Francisco & City response	12-on

City of San Francisco Homekey Application
Supporting Documents: Photos

Property Location:

440 Geary Street (Currently "The Diva Hotel")
San Francisco, CA 94102

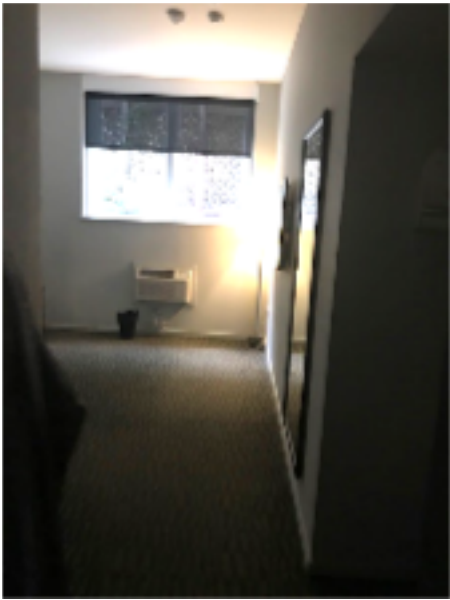
Exterior



Common Spaces



Room Interior



**SAN FRANCISCO
LOCAL HOMELESS COORDINATING BOARD**



July 30, 2020

Secretary Lourdes M. Castro Ramirez
Business, Consumer Services and Housing Agency
California Department of Housing and Community Development
2020 West El Camino Avenue
Sacramento, CA 95833

Dear Secretary Ramirez

Del Seymour -
Co-Chair

Ralph Payton -
Co-Chair

Kelley Cutler

Erick Brown

Kim-Mai Cutler

Brenda Jewett

Andrea Evans

James Loyce

Sophia Isom

Charles Minor, Staff

The Local Homeless Coordinating Board (LHCB) is pleased to submit this letter in support of the San Francisco Department of Homelessness and Supportive Housing's (HSH) proposal to the State of California's Department of Housing and Community Development, Homekey Program. LHCB endorses HSH's proposal to use these funds to assist the City in creating up to 250 new units of Permanent Supportive Housing for people experiencing chronic homelessness in San Francisco.

San Francisco's 2019 Point-in-Time Count confirmed that people of color are disproportionately represented in the homeless population. Homekey Program funds will help HSH to continue addressing this inequity head-on by creating more housing units for chronically homeless people.

LHCB is the governing body for the San Francisco Continuum of Care (CoC CA-501). While HSH is the administrative entity for the City, County, and Continuum of Care of San Francisco, LHCB serves as the lead independent body for coordinating homeless policy, McKinney funding, and San Francisco Continuum of Care implementation. LHCB is a nine-member advisory body appointed by the Board of Supervisors, Mayor, and the Controller.

In partnership with HSH, LHCB works to ensure a unified homeless strategy that is supported by the Mayor, the Board of Supervisors, City departments, nonprofit agencies, people who are homeless or formerly homeless and the community at large. Operating within a "Housing First" model, LHCB envisions developing a continuum of services whose ultimate goal is to prevent and eradicate homelessness in the City and County of San Francisco. All efforts of the LHCB are aimed at permanent solutions, and the range of services is designed to meet the unique and complex needs of individuals who are threatened with or currently experiencing homelessness.

LHCB strongly supports HSH's application for the Homekey Program that proposes to utilize these funds to serve people experiencing chronic homelessness, particularly communities of color that are disproportionately affected by COVID-19 and homelessness.

Sincerely,

Del Seymour

Del Seymour

San Francisco Local Homeless Coordinating Board

[Apply for Grant - California Department of Housing and Community Development - Homekey Grant - Not to Exceed \$45,000,000]

Resolution authorizing the Department of Homelessness and Supportive Housing to apply for Homekey grant funds in an amount not to exceed \$45,000,000 from the California Department of Housing and Community Development on behalf of the City and County of San Francisco.

WHEREAS, The California Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability (“NOFA”) dated July 16, 2020, for the Homekey Program (“Homekey” or “Homekey Program”) pursuant to Health and Safety Code, Section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, The Department is authorized to administer Homekey funds pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code); and

WHEREAS, The San Francisco Department of Homelessness and Supportive Housing, on behalf of the City and County of San Francisco (“City”) (“Applicant”) desires to apply for Homekey grant funds and will submit an application for Homekey funds (“Application”) to the Department for review and consideration; and

WHEREAS, The Applicant plans to submit a placeholder application by July 31, 2020, to demonstrate San Francisco’s commitment to participate in this opportunity as Homekey grant funds are allocated on a first-come, first-serve basis to county applicants by the Department; the application is not considered final until accompanied by a Resolution approved by the San Francisco Board of Supervisors which must be approved prior to August 13, 2020; and

WHEREAS, Homekey funds will assist the City in creating up to 250 new units of Permanent Supportive Housing for people experiencing chronic homelessness; and

WHEREAS, These funds will enable the City to acquire and rehabilitate hotels, apartment buildings, or other multi-unit housing for occupancy in early 2021; and

WHEREAS, Additional permanent subsidized housing furthers the City's commitment to dismantling systematic racial inequities that disproportionately effect communities of color; and

WHEREAS, Permanent Supportive Housing is the most effective evidence-based solution to ending chronic homelessness and also prevents new incidents of homelessness among highly vulnerable people with long experiences of homelessness; and

WHEREAS, As of July 2020, San Francisco has approximately 8,000 units of Permanent Supportive Housing that provide permanent homes and services to approximately 10,000 San Franciscans, and has the goal of acquiring new units of such housing over the next two years; now, therefore, be it

RESOLVED, That the Board of Supervisors hereby authorizes The Department of Homelessness and Supportive Housing on behalf of the City and County of San Francisco to submit an Application to the California Department of Housing and Community Development ("Department") in response to the Notice of Funding Availability ("NOFA"), dated July 16, 2020, for an amount not to exceed \$45,000,000; and, be it

FURTHER RESOLVED, That the Board of Supervisors acknowledges that if the Application is successful, the Department of Homelessness and Supportive Housing shall seek Board of Supervisors approval to accept and expend the funds, and to authorize execution of a Standard Agreement, and any other documents required or deemed necessary to secure the funds under the terms of the Program Guidelines.

RECOMMENDED:

/s/ _____

Interim Director, Abigail Stewart-Kahn

Department of Homelessness and Supportive Housing

Visit our [new website SF.gov](https://sf.gov)

Office of the Mayor

News Releases

The latest news and announcements from Mayor London N. Breed

Mayor London Breed Unveils City Budget with Investments in Racial Equity, Homelessness Services, Mental Health, and COVID-19 Response

Posted Date: Friday, July 31, 2020

Mayor Breed’s two-year budget proposal makes critical investments while also balancing a significant budget deficit

San Francisco, CA — Mayor London N. Breed today announced her budget proposal for Fiscal Years (FY) 2020-21 and 2021-22, which includes new investments to prioritize racial equity and reinvest in the African-American community, continue making progress on homelessness and behavioral health, and maintain the City’s response to the COVID-19 pandemic. The budget proposal makes these important investments while also balancing the two-year \$1.5 billion deficit with a responsible use of reserves, preserving jobs and with minimal impact to City services.

The annual \$13.7 billion budget for FY 2020-21 and \$12.6 billion budget for FY 2021-22 is the culmination of months of collaborative work with elected officials, City departments, and community organizations, which was made challenging this year due to the COVID-19 pandemic. The proposed budget for FY 2020-21 is higher than the budget for FY 2019-20 primarily due to one-time expenditures to respond to COVID-19, and which go away in the second year of the budget. Public outreach on the budget was done virtually in response to the COVID-19 emergency.

“This budget closes our \$1.5 billion deficit while still making critical investments in the most pressing issues facing San Francisco,” said Mayor Breed. “This time last year, we did not expect that we’d have to respond to a public health emergency like COVID-19, but we have risen to the occasion and are directing significant City resources to keep San Franciscans safe and healthy. We are listening to the African American community, which has for too long been unheard and underserved, and redirecting investments to close the disparities that we continue to see to this day. And we’re keeping our focus on helping people who are homeless get off the streets and into shelter, providing mental health and substance use treatment, and ensuring that we can continue providing essential City services for all our residents.”

Mayor Breed’s proposed budget does not include any layoffs of permanent City staff, maintains City services with minimal impacts, and closes the approximately \$1.5 billion General Fund deficit through a combination of revenue and expenditure solutions. However, the Mayor’s budget as currently proposed is contingent in part upon revenue from the consensus Business Tax Reform measure, which will be on the November 2020 ballot. Additionally, the budget assumes that the City and its labor unions will reach an agreement to defer scheduled wage increases over the two-year budget period.

Redirecting Funding to the African American Community and Prioritizing Equity

The Mayor's proposed budget acknowledges the structural inequities impacting the city's African American community, resulting from generations of disinvestment. The proposed budget reinvests \$120 million in funds over two years, predominately from the City's law enforcement departments, towards efforts to repair the legacy of racially disparate policies on health, housing, and economic outcomes for African Americans. The proposed budget also includes \$15 million in one-time funding for the San Francisco Unified School District to support San Francisco's public school students most disparately impacted by COVID-19 and the resulting school closures. The budget further includes additional General Fund investments in programs for San Francisco youth.

On Monday, July 27, Mayor Breed and Supervisor Shamann Walton released a [report](#) from the Human Rights Commission that summarizes the findings of initial community engagement and provides a framework for ongoing conversations and decisions to reinvest in San Francisco's Black community. The report highlights recommendations, research and data raised through the community input process to prioritize resources to the African American community.

Mayor Breed's budget is informed by that process and recognizes that the African American community must continue to be involved in determining the specific allocations of the funding. Therefore, the Human Rights Commission will continue leading a community process to determine how the \$120 million will be allocated. Based on the initial input from the community, Mayor Breed has proposed that 60% of the funding be directed for mental health, wellness, and homelessness, and 35% be directed to education, youth development, and economic opportunity. The disbursement of funds will be discussed, tracked, and evaluated on an ongoing basis through the Human Rights Commissions' continuing process of community engagement.

The remainder of the redirected law enforcement funds in the Mayor's proposed budget will be allocated for a thorough planning process in FY 2020-21 to divert non-emergency, low priority calls for service away from the Police Department to non-law enforcement agencies.

The Mayor's proposed budget also invests a total of \$12.5 million to extend stipend programs for SFUSD teachers in high turnover schools and for educators in the City's early care and education system. Mayor Breed's budget adds \$5.5 million over the two years to extend the Opportunities for All (OFA) pilot, a youth internship program initiated in last year's budget. Lastly, the Mayor's proposed budget allocates another \$4 million over two years to be distributed by the Office of Racial Equity within the Human Rights Commission, to maintain and prioritize ongoing community involvement and responsive programming.

Homelessness and Mental Health

To continue to address the homelessness crisis and help people suffering from mental illness and substance use disorders, Mayor Breed's proposed budget includes funding to maintain investments in behavioral health beds, rental assistance and subsidy programs, and other critical mental health and homelessness programming. The proposed budget also makes new investments to pilot a new crisis response model and seeds funding for the Office of Coordinated Care in the Department of Public Health.

Homelessness

Mayor Breed's proposed budget includes a number of critical investments in homelessness, to be largely funded by the passage of the November 2020 Business Tax Reform measure, which would unlock new revenue from the November 2018 Proposition C measure. This funding will be used in part to implement the City's [Homelessness Recovery Plan](#), which Mayor Breed announced earlier this month. Through the Homeless Recovery Plan, the City will continue emergency homelessness response initiatives in the short-term and make 6,000 placements available over the next two years for people experiencing homelessness.

The proposed budget funds a historic investment in the City's permanent supportive housing portfolio; in addition to enabling the City to newly lease or acquire 1,500 permanent supportive housing units through the Homelessness Recovery Plan, the budget funds a significant expansion of newly constructed permanent supportive housing units through the City's Local Operating Subsidy Program and the 833 Bryant project. Additionally, the budget adds \$6.6 million in funding to continue emergency shelter and eviction prevention pilot programs.

Mental Health

The Mayor's proposed budget supports the implementation of the first phase of Mental Health SF, a comprehensive overhaul of San Francisco's mental health system. Notably, the budget will fund the creation of an Office of Coordinated Care within the Department of Public Health, pilot a non-law enforcement Crisis Response Team for engaging people on the street experiencing

mental health or substance use-related crises, and increase the City's capacity for mental health and substance use treatment beds.

These investments would be supported by approximately \$66.5 million over two years, should the Business Tax Reform measure pass in November. Mayor Breed's budget includes \$5 million from the General Fund to accelerate the implementation of the Office of Coordinated Care and the Crisis Response Team, so that work can begin regardless of the outcome of the November 2020 ballot measure.

COVID-19 Ongoing Response and Recovery

Mayor Breed's proposed budget includes funding to ensure the City is able to continue its comprehensive, data-driven, and public health-focused response to the ongoing health threats and economic challenges posed by the COVID-19 pandemic. In total, the Mayor's proposed budget allocates \$446.1 million to ensure the City has the financial resources to meet the citywide priorities set forth by the COVID-19 Command Center, the centralized emergency operations center coordinating the response across City departments. The Mayor's budget assumes the City's General Fund will support \$93 million of that total amount, and that the remaining amount will be covered through a combination of FEMA reimbursement and funding from the CARES Act.

This funding will be directed to three main categories: health and human services; housing and shelter; and emergency communications and coordination. The Mayor's budget ensures there is adequate funding for COVID-19 testing, personal protective equipment, expanded capacity at hospitals and skilled nursing facilities, outbreak management, and contact tracing, among other expenses. Throughout COVID-19, addressing food insecurity has remained one of Mayor Breed's and the City's top priorities. The Mayor's proposed budget includes \$45.7 million in new expenditures for food programs. Lastly, the budget includes investments to address the needs of San Francisco's unsheltered residents in the COVID-19 environment with shelter, food, and medical care.

Community based organizations have been an integral part of the City's ongoing response to COVID-19. Mayor Breed's proposed budget includes funding to ensure that community partners can continue to work with the City to provide community-based and multi-lingual outreach and education during the COVID-19 pandemic.

Budget Timeline

In order to allow the City to be responsive to the COVID-19 emergency and to ensure sufficient time to understand the full economic impacts, the Mayor and the Board of Supervisors agreed to an updated schedule for the FY 2020-21 and FY 2021-22 budget process which extended the process by two months. After originally releasing budget instructions for the upcoming two-year budget in December 2019, the Mayor reissued instructions to departments in May 2020 to reflect the revised budget shortfall. Departments were instructed to submit new budget proposals to aid the Mayor in developing a balanced budget in June and July.

Following Mayor Breed's introduction of the proposed budget, it will now go to the Budget and Finance Committee and the full Board of Supervisors, after which it will go to the Mayor for her signature and final adoption by October 1, 2020

Mayor Breed's proposed budget for FY 2020-21 and 2021-22 is available online [here](#).

###

more homeless into permanent shelter

Dominic Fracassa

July 21, 2020 | Updated: July 21, 2020 5:26 p.m.



Mark Masonete, 64, has been sheltering in a city-paid hotel room in San Francisco, Calif. during the coronavirus pandemic.

Photo: Jessica Christian / The Chronicle

San Francisco Mayor London Breed unveiled a plan on Tuesday that attempts to chart the city’s course for addressing homelessness over the next two years, a proposal shaped in large part by the effects of the COVID-19 pandemic.

Breed’s “Homelessness Recovery Plan” seeks to find shelter or housing accommodations for 6,000 homeless people, a figure that includes 4,500 placements in permanent

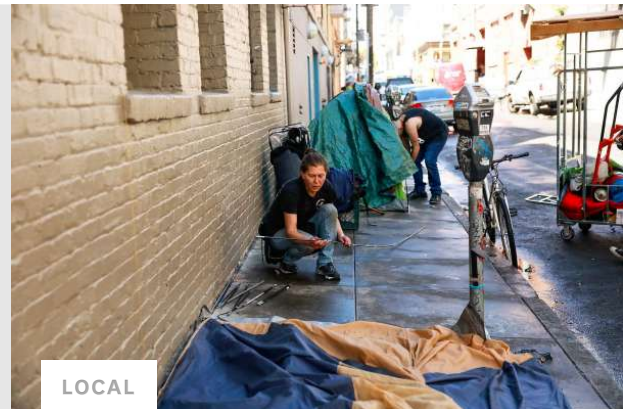
Homelessness Crisis



LOCAL

BY KEVIN FAGAN

City, nonprofits team up to move 200 homeless people from...



LOCAL

BY KEVIN FAGAN

Homeless crisis: Newsom proposes ditching environmental review...



LOCAL

**BY DOMI
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of 42 p**

Breed's plan assumes the city's sanctioned tent encampments — one accommodation San Francisco has created in light of the shortage of shelter beds — will wind down starting next year and fully close by 2022. A long-planned, 200-bed Navigation Center in the Bayview at 1925 Evans St. is slated to open in January 2021.

And this fall, the city plans to open a Navigation Center for young people ages 18 to 24 at 888 Post Street.

The plan relies in part on voters passing a sweeping business-tax reform effort on the November ballot, which would unlock unspent revenues intended to be spent on homelessness that are tied up by ongoing litigation.

Voters passed Proposition C in 2018 to tax the biggest businesses in San Francisco and use the revenues to pay for permanent supportive housing and other homelessness services. But the measure has been tied up in the courts following a legal challenge over the voter threshold the city used to pass it.

Coronavirus Local Food Election Sporting Green Biz+Tech Culture Desk Datebook US & World

questions you want answered and the issues you think we should investigate on COVID-19 and our region's reopening.

Tell us your questions; what should we investigate?

NEXT

Breed opposed Prop. C in 2018, but is now relying on the proceeds of the measure to fund about \$172 million of her homelessness plan over the next two fiscal years.

The Board of Supervisors will deliberate over and adjust the city's two-year budget starting in August. Breed must sign a final version no later than October 1.

Dominic Fracassa is a San Francisco Chronicle staff writer. Email: dfracassa@sfchronicle.com [Twitter](#)

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San Francisco currently oversees a stock of around 8,000 units of permanent supportive housing. Starting this year, officials will begin moving homeless people now sheltering in city-leased hotels into permanent supportive housing units.

The costs of Breed’s program will be included as part of the balanced budget she must submit to the Board of Supervisors by August 1, one that is being crafted to close a nearly \$2 billion shortfall brought on by the pandemic. Breed will be relying on a combination of general fund dollars, money from the federal and state governments, and philanthropic contributions to see her plan through.



Fifth & Mission

What's Wrong With Herd Immunity

Why can't we defeat coronavirus by allowing to infect the majority of the population? Reporter Erin Allday breaks down...

00:00:00



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Megaphone

IN THIS PLAYLIST

333 EPISODES

What's Wrong With Herd Immunity

20 min

Do Face Shields Work?

13 min

“Even in the midst of this historic budget crisis, we can still do our part to move forward solutions, while still advocating for more support from the federal and state government,” Breed said in a statement. “We know housing is the solution to homelessness, and by expanding access to housing, we can help people get more stable and also create more opportunities to help people off our streets and into our system of care.”

Coronavirus Live Updates



- THU AUG 6 **COVID-19 outbreak at psychiatric hospital spurs lawsuit**
- WED AUG 5 **California health care workers urge Senate to pass COVID-19 relief**
- WED AUG 5 **Speaker Pelosi stumps for Democrats' COVID-19 relief package**
- TUE AUG 4 **Great Plates Delivered SF program extended through Sept. 9**
- TUE AUG 4 **CDCR rejects inmates' petition for release**
- TUE AUG 4 **State releases strict rules for schools to apply to reopen campuses**
- MON AUG 3 **Judge upholds SF eviction moratorium**

[More timeline](#) ▼

WEDNESDAY JULY 22 6:51 PM

SF Mayor Proposes 2-Year Plan to House and Shelter 6,000 People

San Francisco Mayor London Breed on Tuesday proposed a two-year plan to house and shelter 6,000 people, including 4,500 placements in permanent, supportive housing.

The “Homeless Recovery Plan” aims to provide shelter or housing accommodations for 6,000 people, including 4,500 placements in permanent, supportive housing.

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The mayor's office said funding for the expansion plans requires the passage of two measures headed for the November ballot, as well as other state and local resources.

One ballot measure is a bond to be funded through property taxes if approved by voters. The other is a business tax reform that would allow the city to tap into existing revenue that's been collected through tax measures passed in 2018 but that's still unspent because of lawsuits filed by business groups.

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Jay Cheng, public policy director of the San Francisco Chamber of Commerce, said tax hikes and additional revenue have failed to adequately address the city's homeless crisis.

"The city budget has doubled in the last 10 years. None of our services are twice as good," Cheng said. "It becomes more than a question of money. It becomes a question of whether our programs and our services are having the intended impact."

The projected costs for Breed's homelessness plan will be part of a budget proposal that the mayor's office plans to submit to the Board of Supervisors by Aug. 1.

— *Holly McDede (@HollyMcDede)*

[Top of timeline ↑](#)

THURSDAY AUGUST 6 5:57 PM

COVID-19 Outbreak at Psychiatric Hospital Spurs

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About 115 patients and 150 staff have tested positive for the coronavirus and at least two have died at Patton State Hospital in San Bernardino.

“These are individuals who are not being punished for a crime,” said Anne Hadreas, an attorney with Disability Rights California. “They are there to receive treatment, that they cannot be held legally under conditions where they are not reasonably safe.”

Advocates say that similar to jails and prisons, COVID-19 spreads easily in locked psychiatric facilities, but there hasn’t been an effort to reduce those populations. There are currently over 1,500 patients and 2,000 staff at Patton.

Hadreas says they want patients to be discharged to family or transferred to safer facilities where they wouldn’t live in congregate environments.

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Richard Hart, 66, a plaintiff in the suit, was sent to Patton after being found not guilty by reason of insanity for a 1998 crime that didn’t “result in bodily harm.” According to the complaint, Hart had lung cancer last year and is at high risk of serious illness if he contracts the virus.

According to Hadreas, Hart has been deemed “low-risk” and doesn’t need treatment aside from medication and twice-monthly therapy.

“Individuals with mental health disabilities shouldn't be left behind in ensuring that we're creating safe spaces for people who have little means to protect themselves,” she said.

A spokesperson for the California Department of State Hospitals said it doesn't comment

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WEDNESDAY AUGUST 5 4:47 PM

California Health Care Workers Urge Senate to Pass Coronavirus Relief Package

Health care workers at 24 Bay Area hospitals held protests Wednesday, calling on their employers and the government to do a better job of handling the coronavirus crisis.

The protests were part of a nationwide effort of more than 200 events, led by nurses, urging the U.S. Senate to pass the HEROES Act. If passed, it would invoke the Defense Production Act and trigger a mass production and delivery of personal protective equipment (PPE) and other medical supplies. It would also mandate the federal Occupational Safety and Health Administration (OSHA) to establish an emergency temporary standard on infectious diseases.

Zenei Cortez, a registered nurse and president of the California Nurses Association, says health care workers need “optimal” PPE, especially as COVID-19 cases continue to rise.

“We have been protesting and demanding many, many times, and still they have failed us,” Cortez said, “I don't think they're even trying. Nurses continue to put their lives on the line, and so the number of deaths among nurses and other front-line workers continues to go up.”

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pandemic,” said a Kaiser Permanente spokesperson in a statement. “We could not have achieved this without the diligent work of our staff to follow PPE protocols and conservation efforts.”

Other demands from the health care workers include better staffing and contact tracing efforts by employers, for the government to invest in public health and for the dismantling of structural racism that disproportionately affects the lives of Black, Indigenous, and people of color.

According to the [California Department of Public Health](#), nearly 25,000 health care workers have tested positive for the virus and 131 have died.

— *Julie Chang (@BayAreaJulie)*

[Top of timeline ↑](#)

WEDNESDAY AUGUST 5 3:28 PM

Speaker Pelosi Stumps for Democrats' COVID-19 Relief Package

With extra unemployment benefits having run out for millions of Americans who've lost their jobs because of the coronavirus pandemic, House Speaker Nancy Pelosi, D-California, said it's critical the federal government pass another relief package.

The Democrat-controlled House passed the [HEROES Act](#) about three months ago, but it has not been taken up by the Republican-led Senate, which has its own proposal, the HEALS Act. Negotiations are continuing between the parties and President Trump.

During a [virtual discussion](#) with the Public Policy Institute of California, Pelosi said one of the sticking points between the parties is whether to continue paying \$600 in

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people."

Pelosi said there's also disagreement about additional money for state and local governments. Republicans are not proposing any new funds, while Democrats have earmarked \$1 trillion in additional state and local aid.

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The outcome of that negotiation could have a big impact on California. The recently passed state budget includes more than \$11 billion in cuts that could be rescinded if California receives more money from the federal government.

— *Katie Orr (@1katieorr)*

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TUESDAY AUGUST 4 9:25 PM

Great Plates Delivered SF Program Extended Through Sept. 9

San Francisco officials have announced the extension of **Great Plates Delivered SF**, a free meal delivery program for eligible seniors experiencing food insecurity during the ongoing coronavirus pandemic, through Sept. 9, 2020. "The program's extension is critical for so many of our older residents, while also supporting local businesses at the same time," Mayor London Breed said in a statement. Gov. Gavin Newsom announced

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Services. In a press briefing Tuesday, McSpadden said dietary restrictions are accommodated, for example, low-sodium, vegetarian or pork-free meals are provided. Great Plates Delivered SF has fed more than 350,000 meals to over 2,500 seniors in need, so far. The majority (more than 80%) of food vendors and restaurants participating in the program are minority owned.

McSpadden said food insecurity in San Francisco saw about 1 in 4 people needing help *before* the coronavirus hit. She said the city's food partners have reported a surge in need as the pandemic has progressed, with Latinx and Black populations hit particularly hard by both the virus and food insecurity. McSpadden encouraged anyone who needs help to call 415-355-6700 (and press "4") to determine eligibility for Great Plates Delivered SF.

People can also call 311, the general city customer support line, 24-hours-a-day, to get information about this and several other food assistance programs. The line is staffed in multiple languages.

- *Polly Stryker (@hamrashaar)*

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TUESDAY AUGUST 4 8:06 PM

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The California Department of Corrections and Rehabilitation (CDCR) has rejected a group of petitions from several people in San Quentin State Prison.

In July, 42 incarcerated men filed individual petitions for release alleging that the agency violated the Eighth Amendment prohibition on cruel and unusual punishment.

In a rare move last week, a Marin County Superior Court judge grouped these petitions into one case and ordered CDCR to issue a response.

The agency rejected the petitions arguing that those incarcerated did not go through proper channels to file grievances with prison staff and failed to provide enough evidence to demonstrate that officials acted indifferently.

Charles Carbone, an attorney representing 20 of the petitioners disagrees. “The proof is in the pudding,” he said. “The proof is in the 22 people that died these preventable deaths.” As of August 4, San Quentin reported 2,210 confirmed cases of COVID-19 and 22 deaths.

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Marin County Superior Court is expected to present a ruling on the petitioner’s case by the end of the month.

— Shannon Lin ([@LinshannonLin](#)), Lakshmi Sarah ([@lakitalki](#))

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TUESDAY AUGUST 4 1:49 PM

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Elementary schools on the state's coronavirus watchlist can apply to reopen in-person classes.

The **new guidelines** — released by California's Department of Public Health on Monday — allow public, charter and private schools to petition their local public health departments for permission to reopen, but only for transitional kindergarten through sixth grade.

However, if the rate of COVID-19 cases in the county is more than two-times the threshold to be on the **county monitoring list** — 200 cases per 100,000 residents over a period of two weeks — the state recommends that schools do not apply for the waiver, as they will likely not qualify.

Schools must also show they have consulted with parents, community and labor organizations.

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But some are concerned that reopening school campuses this way raises equity issues.

"A school in Moraga, just because there are fewer essential workers, therefore fewer cases, shouldn't be able to open if we haven't got it under control in Richmond," said Marissa Glidden, who's part of a teachers union collective calling for no waivers at all because of these concerns.

Glidden said 29 teachers unions in Alameda and West Contra Costa counties have signed a letter to public health officials calling for ZIP code data to be used, rather than county averages.

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— Julia McEvoy (@juliamcevoy1)

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MONDAY AUGUST 3 9:36 PM

Judge Upholds SF Eviction Moratorium

A Superior Court judge has issued a ruling to uphold San Francisco's eviction moratorium, which was put in place to protect tenants who have fallen behind on rent during the pandemic.

Several real estate and landlord groups [filed a lawsuit against the city in June](#), arguing that the moratorium was unconstitutional and a violation of state law.

Superior Court Judge Charles F. Haines ruled Monday that the moratorium was a permissible use of the city's powers, and that it doesn't violate the state's emergency orders.

"This is a resounding victory for vulnerable tenants in San Francisco," Supervisor Dean Preston said in a statement. "I have said from the start, we will not stand by and watch thousands of San Franciscans become homeless because of a pandemic they cannot control."

Yet the groups that filed the suit, including the San Francisco Apartment Association, the San Francisco Association of Realtors, Coalition for Better Housing and Small Property Owners of San Francisco Institute, did not immediately rule out an appeal of the decision.

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Those groups argued that the moratorium places an extra burden on small landlords that rely on renters to help them pay their mortgages and other bills. They said they were "disappointed" with the judge's decision.

"Small property owners who have not been able to collect rent since April are struggling with their own mortgages and expenses," the apartment association and other organization wrote, in a statement. "We are reviewing our options moving forward. In the meantime, we remain hopeful that Congress will pass a relief package which includes meaningful financial support for renters and out-of-work individuals."

The ordinance also prohibits late fees and penalties for people struggling to pay rent, but it does not excuse renters from ultimately having to pay it back.

Joseph Tobener, a prominent Bay Area tenants attorney, warned people should pay rent if they can, as any appeal of the superior court decision would place the eviction moratorium on a shaky legal foundation.

"This was always going to be appealed," he said, "that rent might become due sooner than everyone thinks."

— Erika Kelly ([@erikakelly100](#))

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News > **Health** • News

Coronavirus: San Francisco to move 200 homeless residents from hotels into housing



Philanthropic dollars will pay for first 18 months

By **MARISA KENDALL** | mkendall@bayareanewsgroup.com | Bay Area News Group
PUBLISHED: July 9, 2020 at 10:27 a.m. | UPDATED: July 13, 2020 at 12:05 p.m.

San Francisco will move 200 homeless residents out of the hotels where they've been temporarily sheltering during the pandemic, and into housing, Mayor London Breed said Thursday.

The announcement marks the city's first step toward answering a question that has plagued activists and experts for months: What will happen to homeless community members once the coronavirus crisis is over, and temporary shelter programs end?

Cities and counties across the Bay Area have moved thousands of people off the streets, out of group shelters and into vacant hotel rooms, in an effort to allow them to shelter-in-place safely. But those programs won't last forever. And in a region that already has a marked shortage of housing for homeless residents, some advocates worry people will leave the hotels and end up back outside.



To avoid that, San Francisco has promised to move 200 people into long-term rental units by the end of the year, using a new \$11 million pool of donated funds. The city already has moved 12 people as part of a pilot program.

“Even as we have implemented emergency responses to COVID-19, we have remained focused on long term solutions to homelessness, particularly more housing,” Breed wrote in a news release. “The Flexible Housing Subsidy Pool is an innovative and cost-effective way to get our unhoused residents out of temporary shelters, off the streets, and into permanent homes.”

San Francisco had leased 2,407 hotel rooms as of Tuesday — 1,860 of which were occupied, according to state data. The program is part of a state-wide initiative dubbed [Project Roomkey](#), which provides federal reimbursements to counties that use hotel rooms to shelter homeless residents who have COVID-19, may have the virus, or are particularly vulnerable to infection because of their age or health.

Gov. Gavin Newsom is encouraging cities and counties to buy those hotels and turn them into long-term housing for homeless residents, and has promised funding to help.

In the meantime, San Francisco will tap into its new Flexible Housing Subsidy Pool, or “Flex Pool,” to house residents currently living in the hotels. City staff will refer eligible residents to the program. Nonprofit Brilliant Corners will identify landlords with vacant units available throughout the city, and match homeless residents to those units.

Renters will contribute 30% of their income, and the Flex Pool will pay the rest. Residents can continue receiving the rental subsidy for the rest of their lives, if they need it, said Stephany Ashley, Northern California director of housing services for Brilliant Corners.

“Even if you pay someone’s rent for the rest of their lives ... not only is it the morally right thing to do, it’s also cheaper than allowing them to remain on the street for the rest of their lives,” she said, referencing the money the government spends on emergency services for unhoused people each year.

Donations from Tipping Point Community, Dignity Health and Crankstart will fund the Flex Pool for the first 18 months. After that, the city will take over funding.

Brilliant Corners has been operating a similar program in Los Angeles County since 2014, through which it has moved more than 8,000 homeless people into rental units. Residents who participate in the program get a housing coordinator and a case manager to make sure they stay housed, and to help resolve any disputes that may arise between the tenant and landlord.



Proponents of the program say finding existing, vacant units to house homeless residents is more efficient than waiting years for new affordable housing to be built. And it can be cheaper than leasing hotel rooms.

The San Francisco program and its 200-person goal is a great start, said Jennifer Friedenbach, executive director of the Coalition on Homelessness. But her organization will be pressuring the mayor and the Board of Supervisors to set aside more money for the effort.

“We definitely need to bump up the numbers, for sure,” she said.

“One of the residents already housed through San Francisco’s pilot program is 47-year-old Roland Limjoco. After being homeless for several years, he moved into a studio apartment last month.

“I feel less stressed now,” Limjoco said, according to a city news release. “Here in my new place, it is great, quiet, and I have a nice view. I never had this before.”

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Marisa Kendall | Housing reporter

Marisa Kendall covers homelessness as part of the Bay Area News Group's housing team. She previously covered litigation for The Recorder in San Francisco, and started her career reporting on



crime and breaking news for The News-Press in Southwest Florida.

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POLITICS

Bay Area counties can spend millions buying hotels for homeless people, but timeline is tight

Alexei Koseff

July 29, 2020 | Updated: July 29, 2020 9:29 p.m.



Coronavirus Local Food Election Sporting Green Biz+Tech Culture Desk Datebook US & World OJ



Contra Costa County is considering buying two properties with 150-200 rooms each, including a Motel 6 in Pittsburg.

Photo: Brittany Hosea-Small / Special to The Chronicle

Bay Area officials are racing to put together proposals to buy hotels and motels as the state prepares to hand out hundreds of millions of dollars for properties that can be turned into permanent housing for homeless people.

thousands of homeless people into hotel rooms during the coronavirus pandemic.

But there’s a catch: The money must all be spent by the end of the year, turning a typically prolonged development process into a sprint. Officials in Alameda, Contra Costa and San Francisco counties said they are putting out requests for interest, evaluating properties and negotiating prices so they can submit applications by Aug. 13, when the state will begin awarding grants.

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“But that’s how COVID is. Everything is operating in hyper-speed,” said Kerry Abbott, director of Alameda County’s Office of Homeless Care and Coordination.



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Chronicle photographer Gabrielle Lurie and reporter Sarah Ravani talk about the year they spent following Theo, who's...

00:00:00



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Back in early April, Gov. Gavin Newsom announced Project Roomkey, funded largely by federal coronavirus relief aid to the state. It gives money to counties to move homeless people who were infected or exposed to the coronavirus, or are particularly vulnerable to it, into hotel rooms to isolate.

The program has been criticized for making slow progress in placing people and having strict requirements that exclude the vast majority of the state’s homeless population, which surged to more than 151,000 people last year.



[Coronavirus](#) [Local](#) [Food](#) [Election](#) [Sporting Green](#) [Biz+Tech](#) [Culture Desk](#) [Datebook](#) [US & World](#) [Opinion](#)

Contra Costa County is also looking at purchasing the Courtyard Marriott in Richmond for supportive housing for the homeless. Counties and cities must spend the money coming in under a new Homekey program by the end of the year. Photo: Brittany Hosea-Small / Special to The Chronicle

But at a news conference last month, Newsom said more than 14,200 people were now staying at 293 hotels throughout the state because of Project Roomkey. With that foothold in addressing California's homelessness crisis, county leaders are hoping to avoid sending those people back to the streets — and the new state funding to pay for long-term housing with on-site supportive services could provide the first step.

“If we’re going to solve the magnitude of this crisis,” Newsom said, “we’ve got to do something faster, with more intention. We’ve got to do something much more aggressively, differently.”

When Alameda County began leasing hotels this spring to shelter people, it was already considering buying them to create long-term housing. Abbott said several hotel owners signed purchase options in their leases, while others who did not want to temporarily rent rooms for homeless people expressed interest in selling to the county.

would not say which hotels and motels are under consideration, but said they ranged in size from fewer than 50 rooms to more than 200.

Homelessness Crisis



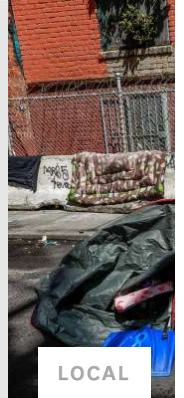
Theo: Homeless at age 7



LOCAL

BY KEVIN FAGAN

'The real pandemic is



LOCAL

BY KEVIN FA

Bay Area

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Abbott said the process has been like “budget Tetris,” trying to figure out how to make the money stretch the furthest while also considering the geographic diversity, safety and condition of sites and whether the county can close a deal on the accelerated timeline. The Homekey funding primarily comes from aid that Congress approved for California in a coronavirus relief bill, which requires the state to spend it by Dec. 31.

Alameda County has leased 862 hotel rooms so far, with pending leases for 226 more, Abbott said. Officials hope they can use the new funding to buy many of them.

“This is a great opportunity,” Abbott said, “and it’s a small portion of what we all need to bring together to close the gap.”

The state expects that about \$100 million of the Homekey money will be available for the nine Bay Area counties to buy hotels and motels, as well as vacant residential buildings — enough to add at least several hundred new permanent supportive housing units in the region. To get the aid, cities and counties must show they can provide services to residents.

“The biggest issue is that there’s not enough funding for all the worthy applications that will be submitted,” said Contra Costa County Supervisor John Gioia.



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DJ and Ashley Haynes take down their tent on McAllister Street while being relocated to a shelter-in-place hotel in San Francisco in June. A new program created in the state budget will provide cities and counties with millions of dollars to buy hotels to house homeless people.

Gioia said Contra Costa County has leased close to 600 hotel rooms through Project Roomkey. It is looking at bidding to buy two properties that each have between 150 and 200 rooms: the Courtyard Marriott in Richmond and a Motel 6 in Pittsburg, where Newsom held a June news conference.

Gioia said many people who live in encampments say they would move to their own room, but not a shelter. Although the new funding is far short of what’s needed, he said, “we really have an opportunity to make major progress in housing those that are unsheltered.”

months.



Fifth & Mission

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Will coronavirus worsen homelessness or provide an opportunity to get people housed? Reporter Kevin Fagan and host Demia...

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Abigail Stewart-Kahn, interim director of the city’s Department of Homelessness and Supportive Housing, said 200 of the first-year rooms will be paid for with philanthropic money. The city is hoping to buy as many of the remaining 800 as possible with the new Homekey funding.

[The following text is partially obscured by a redaction line.]

Coronavirus Local Food Election Sporting Green Biz+Tech Culture Desk Datebook US & World Oj

need to spend the Homekey money quickly gives her department an opportunity to strike while the cost is cheaper in San Francisco.

“I keep likening this to the mayor setting a moon shot,” Stewart-Kahn said. “But we now need to be like NASA and figure out how to make it happen.”

Alexei Koseff is a San Francisco Chronicle staff writer. Email: alexei.koseff@sfchronicle.com Twitter: @akoseff

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9A. PIT Count

The 2019 Homeless Point-in-Time (PIT) Count conducted by the City and County of San Francisco (City) found 8,035 people experiencing homelessness, 5,180 unsheltered. Achieving a 5% reduction in the total PIT Count, controlling for inflow, would require adding 401 units of new permanent supportive housing (PSH). Given the level of funding available and the operational constraints of a PSH building, it is not possible to achieve this 5% reduction in a single project in San Francisco. However, this project is a key piece of San Francisco Mayor London Breed's Homelessness Recovery Plan to add 1,500 PSH units over the next two years, addressing 19% of the 2019 PIT count and ensuring that no one exits from COVID-19 emergency housing to the street. This Homekey project along with 145 units of new PSH at 833 Bryant Street opening in 2021, and 200 new scattered site housing subsidies for formerly homeless individuals, made possible through Tipping Point Community in 2020, will enable the City to exceed this 5% reduction in the PIT count next year.

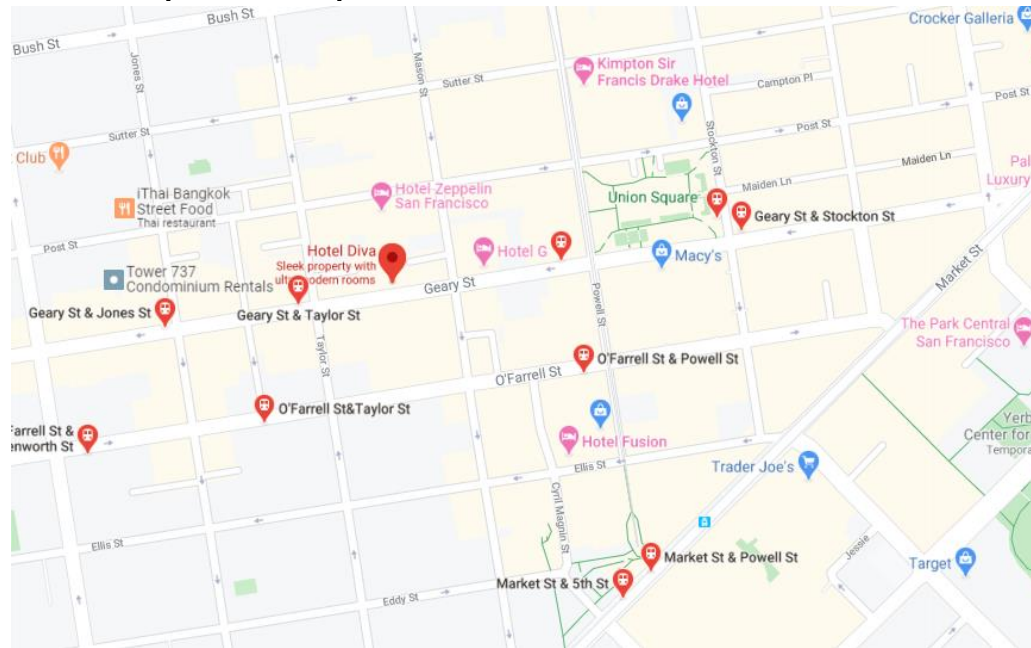
City of San Francisco Homekey Application
 Program Evaluation: Site Selection Qualifying Evidence

Property Location:

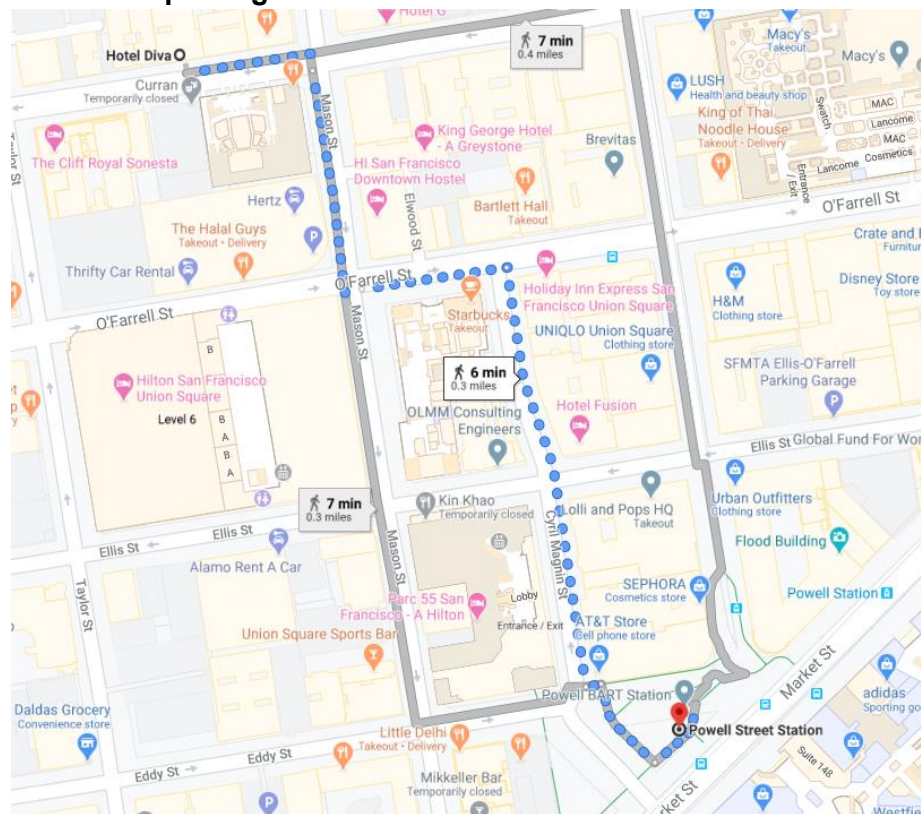
**440 Geary Street (currently “Hotel Diva”)
 San Francisco, CA 94102**

Amenity	Distance to Closest
Transit Stop	335 feet
<i>Bus Stop: Geary & Taylor</i>	335 feet
<i>Light Rail Stop: Powell Street Station</i>	.3 miles
Grocery Store	.4 miles
<i>Trader Joe's, 10 4th St, San Francisco, CA 94103</i>	.4 miles
<i>Target 789 Mission St, San Francisco, CA 94103</i>	.5 miles
Health Facility	.5 miles
<i>St. Anthony's Medical Clinic, 150 Golden Gate Ave 2nd floor, San Francisco, CA 94102</i>	.5 miles
<i>St. Francis Memorial Hospital 900 Hyde St, San Francisco, CA 94109</i>	.5-.6 miles - entrance dependent
Book-Lending Public Library	.8 miles
<i>San Francisco Public Library, 100 Larkin St, San Francisco, CA 94102</i>	.8 miles
Pharmacy	.4 miles
<i>Walgreens Pharmacy, 500 Geary St, San Francisco CA 94102</i>	322 feet
<i>Walgreens Pharmacy, 825 Market St, San Francisco, CA 94103</i>	.4 miles

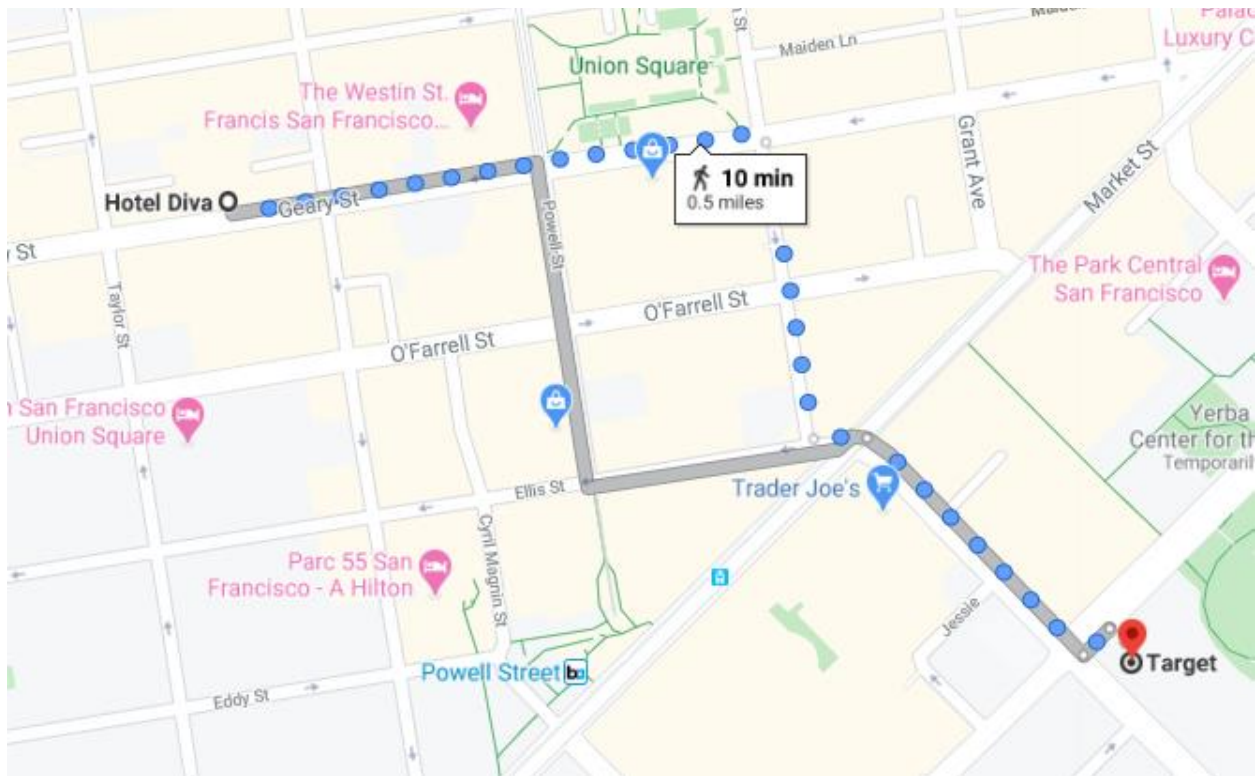
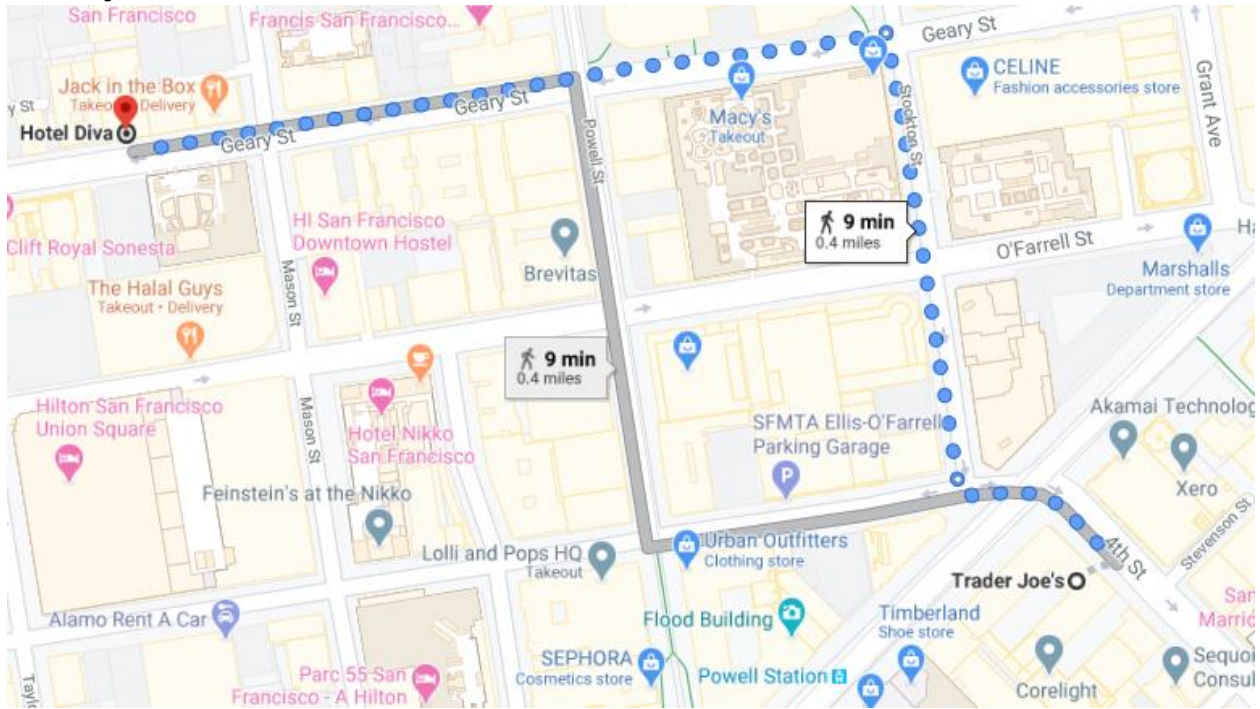
Transit Stops - Bus Stops



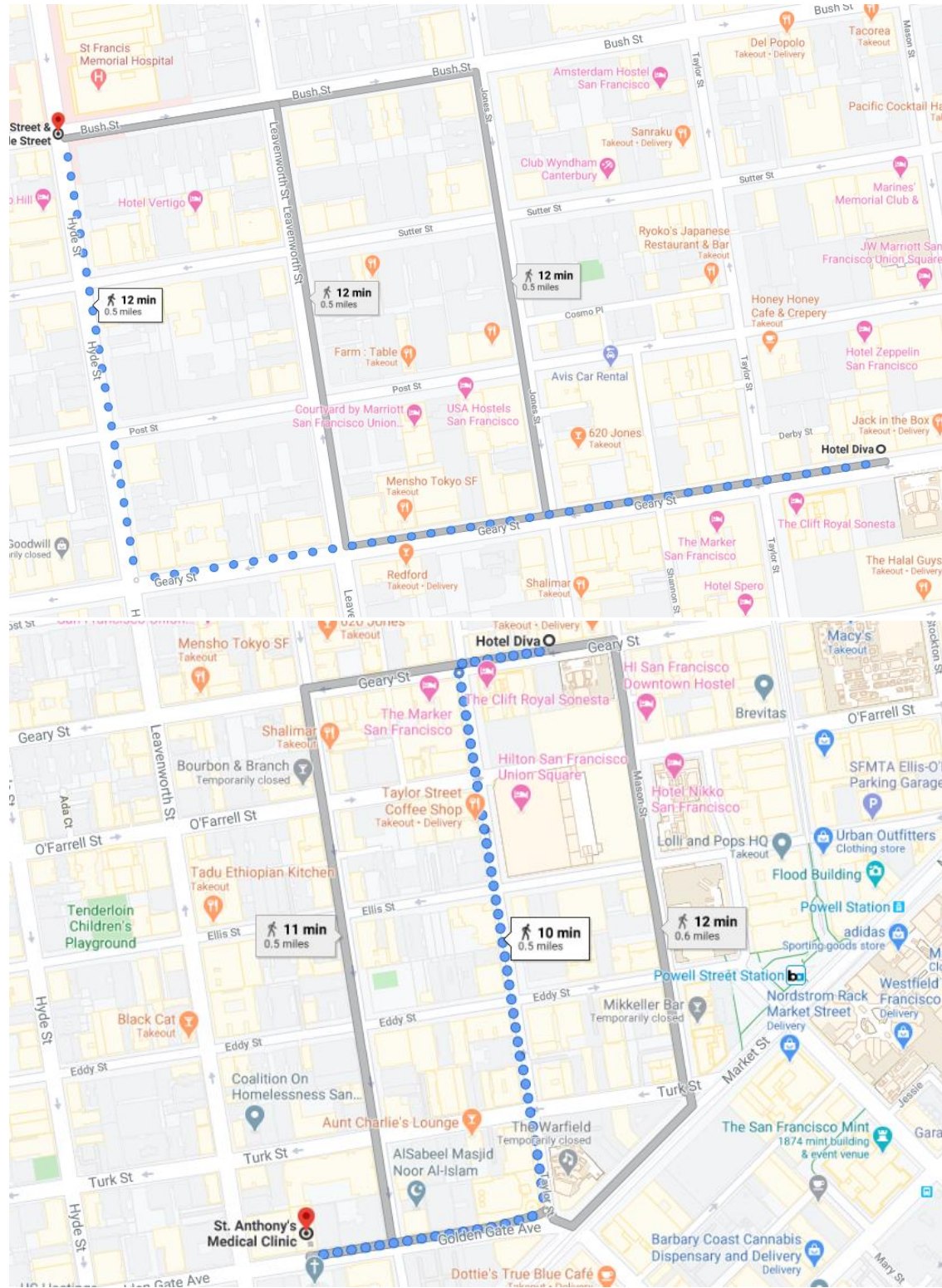
Transit Stops - Light Rail



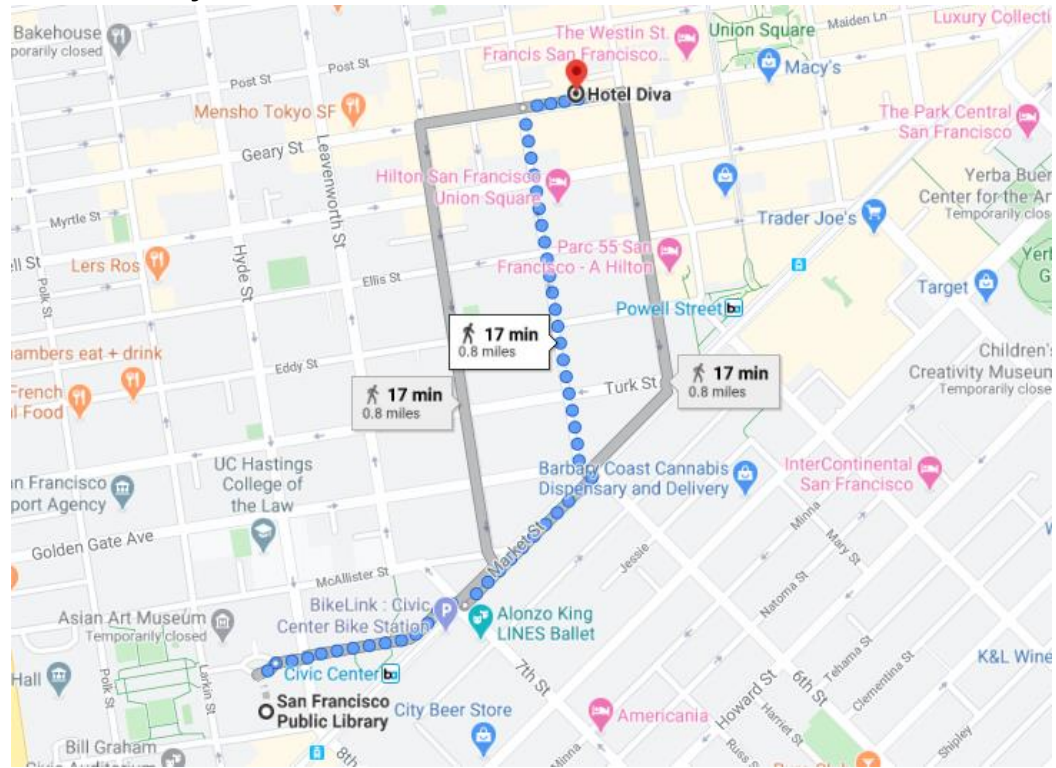
Grocery Stores



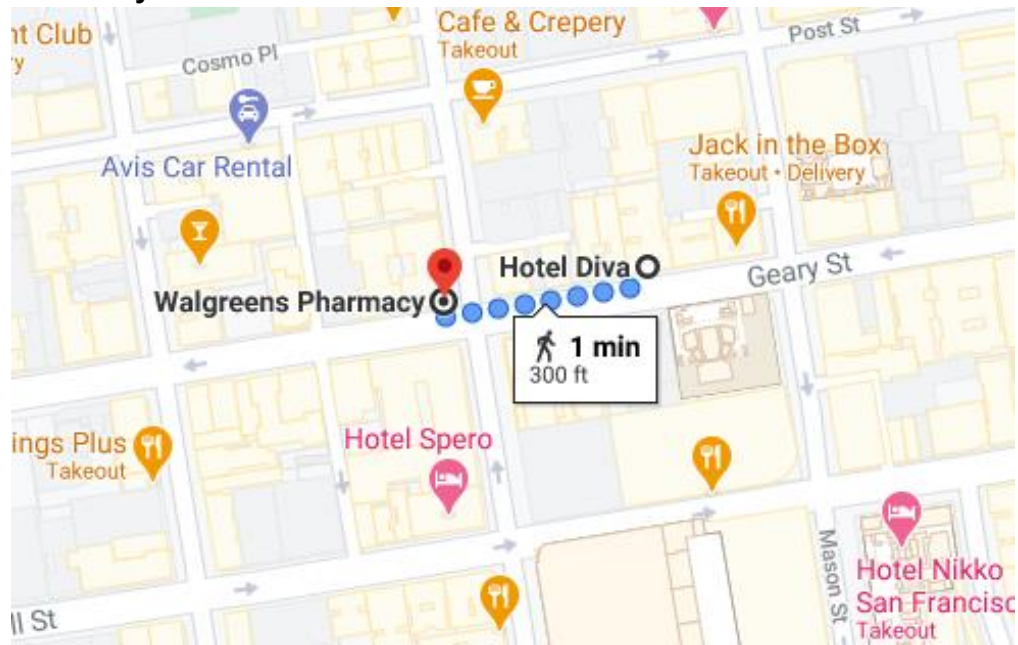
Health Facilities

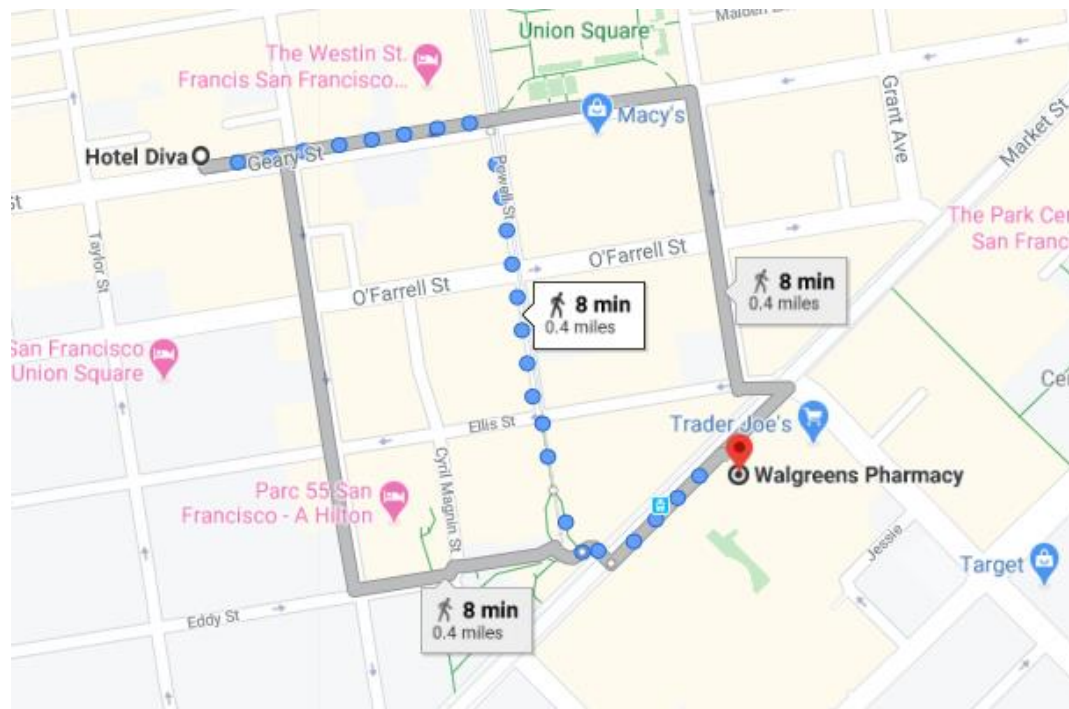


Public Library



Pharmacy







September 25, 2020

The Diva Relocation Plan

The Diva is not anticipated to require any large-scale site work and is in excellent condition. There is no relocation work required.

HCD - Homekey Timeline Template

Subject	Objective	Description	Start Date	Finish Date	Note
1.0					
Requirments	Standard Agreement	Review SA upon award estimated in September, execute by November before Close of Escrow on property.	9/1/20	11/16/20	see desc.
	Site Control	Enter into LOI in August, Close of Escrow in November	8/1/20	11/30/20	see desc.
	Identifying Development Team	Team was identified upon NOFA issuance, and before application submittal.	7/16/20	8/6/20	see desc.
	Appraisal Document	Appraisal to be started after execution of LOI	8/28/20	10/13/20	see desc.
	Physical Needs Assessment	PNA to be started after execution of LOI	8/28/20	10/13/20	see desc.
	Accessibility and Non-Discrimination Statement	Submitted with application	8/11/20	8/11/20	see desc.
	Preliminary commitment for Title Insurance	Title search for commitment to begin after execution of LOI	8/28/20	10/13/20	see desc.
	Liability Insurance Coverage	Coverage with HCD as Add'l Insured to begin upon execution of S.A	9/1/20	11/16/20	see Description
	Applicant Compliance Certification	Submitted with application	8/10/20	8/10/20	see Description
	Certification of Occupancy	Site is a tourist hotel and is currently in use as Shelter In Place hotel for homeless; occupancy already established	11/30/20	11/30/20	see Description
2.0					
Entitlements	Change of Use	Conversion of tourist hotel to permanent residential use	11/1/20	2/18/20	see Description
3.0					
Permits	Building Permits	Submitted date and receipt of permit date	10/15/20	11/30/20	see Description
4.0					
Environmental Clearance	Site Assessment	Phase I to be started after execution of LOI	8/28/20	10/20/20	see Description
	Submitting Documents	SB 35 Application	10/1/20	10/15/20	see Description
	CEQA Clearance (even if using exemption the applicant must document the exemption)	CEQA Clearance established through SB 35	10/1/20	11/30/20	see Description
	NEPA Clearance (if using local federal funding awards to support proposed activities)	Not Applicable	N/A	N/A	see Description
5.0					
Board or Governing Body Approval	Authorizing Resolution	City and County of San Francisco (CCSF), Lead Applicant Intro and Approval	8/18/20	9/15/20	see Description
	Authorizing Resolution	Episcopal Community Services (ECS), Co-Applicant	8/10/20	10/1/20	see Description
6.0					
Closing Process	Closing Date	Intend to close on property acquisition by 11/30, but no later than 12/30 depending on due diligence needs or receipt of HCD Funding	11/30/20	12/30/20	see Description

Note:

Applicants are required to provide answers to all lines above, even if the response is "Not Applicable."

Applicants should include all key milestones (tracked for the proposed project) to aide in the partnership between the Department and the applicant.

Applicants can add other items as needed to clarify objectives and the implementation process.

The Diva Readiness Narrative

The Department of Homelessness and Supportive Housing (HSH) and its City and Non-Profit Partners are laser-focused on providing care for people experiencing homelessness during this public health emergency. The City and County of San Francisco's response to COVID-19 includes establishing the COVID-19 Alternative Housing Program to provide emergency, temporary housing and shelter options for the City's most vulnerable populations, a vast majority of which are for people experiencing homelessness. The City is using private hotel rooms, as well as a variety of other types of facilities, to establish these safe spaces for residents to isolate, quarantine, or shelter in place. Currently there are 3,378 total active Alternate Housing Units of which 2,013 are occupied Shelter-in-Place (SIP) hotel units, which includes the 130 units at The Diva Hotel.

The City and County of San Francisco entered into an agreement with the owners of The Diva Hotel on April 28th, 2020 in which the City will use the 130 rooms to further the public health and safety in connection with its response to the Local Emergency by sheltering (a) people within vulnerable populations who have not knowingly tested positive for the Covid-19 virus and are not under medical quarantine. ECS entered into a grant agreement on April 9, 2020 with The Department of Homelessness and Supportive Housing (attached) to provide staffing and services at temporary SIP Sites in response to the public health emergency, COVID-19 on a time-limited and as-needed basis to six SIP sites (one of which is The Diva Hotel). Some of the services ECS is providing includes: onsite case management, mental health services, administrative oversight, janitorial, meal service, reporting of critical incidents, and reporting to FEMA and HSH. The City has control of the site and access to the building through April 27, 2021.

The building is currently 100% occupied with vulnerable San Franciscans who were either unsheltered or living in congregate emergency shelter at the time of Mayor London Breed's Local Emergency declaration on February 25, 2020 and the subsequent supplemental orders. As of September 28th, 2020, the San Francisco Department of Public Health (DPH) report that of the SIP Sites for People Experiencing Homelessness, 43% were unsheltered, 45% are over the age of 51 years old, and 17% identified as African American. Many of the current clients residing at The Diva Hotel will remain as tenants once the building is converted to PSH using the Homekey award, as they are either chronically homeless or at-risk of homelessness. Moreover, all residents at the Diva Hotel will be offered appropriate housing options. The City and ECS is committed to ensuring that the demographics of the tenants of The Diva Hotel are representative of the racial and equitable commitments that are outlined in the

Non-Discrimination Statement & Racial Equity Statement uploaded to HCD on September 29, 2020.

Non-Discrimination Statement & Racial Equity

Non-Discrimination Statement.

The City and County of San Francisco (City) prohibits discrimination in all its housing programs, and memorializes this prohibition in its contractual agreements, as it will in its funding agreement for 440 Geary (Project). The City and ECS agree that no person shall, on the grounds of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, age, medical condition, genetic information, citizenship, primary language, immigration status (except where explicitly prohibited by federal law), arbitrary characteristics, and all other classes of individuals protected from discrimination under federal or state fair housing laws, individuals perceived to be a member of any of the preceding classes, or any individual or person associated with any of the preceding classes be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with program funds made available pursuant to the Homekey NOFA. The City and ECS further agree that they shall comply with the requirements contained in the Americans with Disabilities Act, the Fair Housing Amendments Act, the California Fair Employment and Housing Act, the Unruh Act, Government Code Section 11135, Section 504 of the Rehabilitation Act, and regulations promulgated pursuant to those statutes, including 24 C.F.R. Part 100, 24 C.F.R. Part 8, and 28 C.F.R. Part 35, in all of their Homekey activities.

The Project and Racial Equity.

On January 24, 2019, the San Francisco Point-in-Time (PIT) Count identified 8,035 people experiencing homelessness in San Francisco, a 17% increase since 2017. A six-year trend of comparable Point-in-Time Count data identified a 15% increase in the number of persons experiencing homelessness in San Francisco between 2013 and 2019. However, homelessness has not affected all communities equally, and racial inequity has played a determining factor in who experiences homelessness, with a disproportionate number of people of color experiencing homelessness compared to the City's general population. For example, 37% of PIT survey respondents identified as Black or African American compared to 6% in the general population. 5% identified as Asian compared to 36% in the general population; 29% identified as White compared to 53% of the general population and 22% identified as Multi-racial compared to 5% of the general population. About 18% of survey respondents indicated their racial ethnicity as Hispanic or Latinx compared to 15% in the general population.

Similarly, COVID-19 has disproportionately impacted certain racial groups in San Francisco. According to data collected by the San Francisco Department of Homelessness and Supportive Housing (HSH), at least 39% of HSH clients staying in temporary Shelter-In-Place (SIP) hotel units, provided by the City in response to COVID-19, are Black or African American.

The City and County of San Francisco has shown its commitment to dismantling racial inequality among people experiencing homelessness and disproportionately impacted by COVID-19. At a broad, City-wide level, Mayor London Breed established an Office of Racial Equity to oversee City departments' progress to reverse policies that previously created, upheld, or exacerbated racial disparities. Correspondingly, the San Francisco Planning Commission adopted Resolution No.20738 on June 11, 2020, which the Planning Department's work program and resource allocation on racial and social equity. City agencies, led by the Human Right Commission (HRC), are defining racial equity, consistent with the Government Alliance on Race and Equity (GARE), as the point at which race can no longer be used to predict life outcomes, and outcomes for all racial groups are improved.

At a more targeted level, HSH has for many years incorporated equity principles and practices to address how resources, especially housing, are allocated among those most affected by homelessness, namely lower income people of color. In 2017, The City launched San Francisco Coordinated Entry (CE) after three years of piloting a previous triaging system that prioritized people only by their length of time homeless. The improved San Francisco Coordinated Entry System prioritizes people experiencing homelessness for housing based on vulnerability— physical health, behavioral health and history of trauma, barriers to housing-- frequency of arrest and history of evictions, and chronicity of homelessness. Housing opportunities are allocated to people experiencing the greatest needs.

By prioritizing people based on need, partnering with community-based partners to maximize the participation of historically excluded groups, and centering racial equity in the implementation, HSH has demonstrated remarkable progress on equity. A recent external evaluation commissioned by HSH found that Black people are proportionally represented (over 40%) among people experiencing homelessness who are prioritized and placed in housing. In order to maximize the equity of the system, HSH has partnered with 13 San Francisco Community Based Organizations to provide community-based access to Coordinated Entry city-wide, with special attention to neighborhoods where the need is highest.

In their acquisition of the Diva Hotel, the City and ECS will build upon the racial equity advances achieved through Coordinated Entry. Their creation of 130 new units of permanent supportive housing will meet the immediate and urgent need of providing new homes for homeless people living in SIP hotels, a disproportionate number of whom are people of color, as described above. And while the City uses a "Housing First Approach" (the theory that providing housing as a basic necessity is required in order for a person to address employment, mental health and substance abuse issues), ECS's service delivery model will further address the consequences of systemic racism. Residents will have access to a dedicated case manager who can provide individualized and culturally appropriate plans for health, wellness, and empowerment as well as resources to which marginalized people typically have no access.

The best demonstration of ECS's success in addressing racial inequities - as it will continue at 440 Geary Street -- is the demographics of its supportive housing tenants. Approximately 35% of residents living in ECS properties are Black (versus a 6% population number) and 25% are Latinx (versus a 15% population number). The retention rate in ECS buildings averages 93%, proving the efficacy of ECS's work and the ways in which the organization provides redress for racial discrimination.

ECS leadership is committed to advancing racial equity within our organization as well. To that end, we hired Dr. Carole McKindley-Alvarez to work with us on establishing a roadmap and implementation plan on advancing diversity, equity and inclusion (DEI) at ECS. Dr. McKindley-Alvarez is establishing a time-limited DEI working group, whose role will be to assess the programmatic and operational functions of ECS, and use this information to inform a DEI roadmap. The working group will meet twice a week from October 12, 2020 to November 20, 2020, and will involve approximately six hours of work per week