

1 [Urging the City and County of San Francisco to Revise Shelter-in-Place Hotels' Standard
2 Agreements with Existing Owners to Include an Option to Purchase the Hotels and/or a Long-
3 Term Lease]

4 **Resolution urging the Department of Homelessness and Supportive Housing to work**
5 **with the Our City, Our Home Oversight Committee, Planning Department, City Attorney,**
6 **Mayor's Office of Housing Community Development, and California Department of**
7 **Housing and Community Development to identify and determine possible hotels to**
8 **purchase, that includes the City's current 25 leased Shelter-in-Place Hotels to consider**
9 **if these hotels can be permanently acquired through federal, state and local funds**
10 **and/or offer a long-term lease option that shall not be less than ten years.**

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12 WHEREAS; The number of people experiencing homelessness has continued to grow
13 in the City and County of San Francisco exponentially the last five years; and

14 WHEREAS, In 2019 the City identified 8,035 people experiencing homelessness during
15 the City's biennial Homeless Point-in Time Count and Survey; and

16 WHEREAS, The 2021 follow up Homeless Point-in-Time Unsheltered Count and
17 Survey was cancelled due to the surging COVID-19 cases throughout California, and local
18 mandates to Shelter in Place; and

19 WHEREAS, In March 2020, a Shelter-in-Place order was issued by the San Francisco
20 Department of Public Health due to the community spread of COVID-19; and

21 WHEREAS, The City activated the first Shelter-in-Place (SIP) hotel in April 2020,
22 providing the City's most vulnerable people experiencing homelessness shelter at local
23 unused hotels; and

24 WHEREAS, California Project Roomkey assisted the City in sheltering thousands of
25 unhoused residents for the past nine months during the global pandemic; and

1 WHEREAS, In November 2020, California Governor Gavin Newsom announced new
2 funds for Project Roomkey, through its successor program Homekey, which is providing
3 funding to counties and cities to purchase and rehab buildings for Permanent Supportive
4 Housing for their unsheltered population; and

5 WHEREAS, On August 11, 2020, the Board of Supervisors approved the Department
6 to apply for Homekey grant funds in an amount not to exceed \$45,000,000 from the California
7 Department of Housing and Community Development on behalf of the City and County of San
8 Francisco; and

9 WHEREAS, On October 6, 2020 the Board of Supervisors unanimously approved the
10 Department to execute a Standard Agreement for up to \$45,000,000 of Homekey grant funds
11 to the California Department of Housing and Community Development to Episcopal
12 Community Services for the acquisition of the Hotel Granada at 1000 Sutter Street for
13 Supportive Housing; and

14 WHEREAS, On November 17, 2020 the Board of unanimously approved the
15 Department to execute a Standard Agreement for up to \$30,000,000 of Homekey grant funds
16 to the California Department of Housing and Community Development to Episcopal
17 Community Services for the acquisition of a 130-unit tourist hotel located at 440 Geary Street
18 for use of future Permanent Supportive Housing; and

19 WHEREAS, On December 8, 2020 the Board of Supervisors approved the revised
20 Standard Agreement for up to \$49,000,000 of Homekey grant funds for the acquisition of the
21 Granada Hotel at 1000 Sutter Street for Permanent Supportive Housing; and

22 WHEREAS, The Our City, Our Home Oversight Committee (Committee) was formed
23 after the historic voter approval in November 2018, Proposition C: San Francisco Gross
24 Receipts Tax for Homelessness Services Initiative; and since Prop C was a people's initiative,
25 the Committee should be provided with all relevant information on potential hotel acquisitions

1 and any recommendations of the Our City, Our Home Oversight Committee should be
2 respected; and

3 WHEREAS, The Committee has recommended the Homekey Grant match use
4 alternative funding sources, and only use Our City, Our Home funds as a last resort; and

5 WHEREAS, This resolution seeks to urge coordination to identify all available housing
6 acquisition funds in order to purchase existing hotels and to purchase or long-term lease
7 existing sites that meet the Department of Homelessness and Supportive Housing's criteria
8 for potential future permanent supportive housing sites as determined in the Request For
9 Information (RFI) 100-A being used to house San Francisco's most vulnerable unsheltered
10 individuals; and

11 WHEREAS, Precedent has been established through the acquisition of the 130-unit
12 tourist hotel at 440 Geary Street that the Department of Homelessness and Supportive
13 Housing (HSH), Committee, Planning Department, City Attorney's Office, Mayor's Office of
14 Housing and Community Development, and Department of Real Estate can identify and
15 determine which of the 25 Shelter-in-Place Hotels and any other existing and appropriate sites
16 that can be permanently acquired through the California Homekey Program and other recently
17 passed ballot measures through Department of Homelessness and Supportive Housing's
18 RFI 100-A that is open for submissions through April 30, 2021; and

19 WHEREAS, If not articulated in existing Standard Agreement contracts with current SIP
20 Hotel owners, this Resolution would urge an immediate amendment to all 25 existing SIP
21 Hotels to offer the City and County of San Francisco the option to purchase or provide a long-
22 term lease option for such hotels, and that such contractual amendments to these existing
23 contracts be made within 45 days; and

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1 WHEREAS, This Resolution seeks to urge the identification and negotiation of hotels to
2 purchase and any other appropriate sites to purchase or long-term lease that have not yet
3 been identified by the City and County of San Francisco through the SIP Hotel selection; and

4 WHEREAS, On December 8, 2020, the Board of Supervisors unanimously passed
5 Emergency Ordinance No. 273-20 limiting COVID-19 impacts by not moving people
6 experiencing homelessness currently placed in Shelter-in-Place Hotel rooms;” and

7 WHEREAS, Having an option to purchase existing Shelter-in-Place Hotels and any
8 other existing appropriate sites saves cost, as it relates to new construction projects, and
9 enables the City to permanently house people at a more rapid rate; and

10 WHEREAS, The COVID-19 pandemic has provided a unique opportunity for the City
11 and County of San Francisco to make a substantial, sustainable, and impactful change and
12 reduction to people experiencing homelessness on our streets through the following funding
13 sources: Our City, Our Home Funds, state and federal funds similar to the state’s Homekey
14 Program, recently passed propositions, and existing housing funds through the Mayor’s Office
15 of Housing and Community Development; now, therefore, be it

16 RESOLVED, That the Board of Supervisors of the City and County of San Francisco is
17 committed to acquiring as many Shelter-in-Place (SIP) Hotels and any other existing and
18 appropriate sites for Permanent and Supportive Housing as funding will allow; and, be it

19 FURTHER RESOLVED, That the Board urges the Department of Homelessness and
20 Supportive Housing to work with the Our City, Our Home Oversight Committee, Planning
21 Department, City Attorney, Mayor’s Office of Housing and Community Development, and
22 Department of Real Estate to identify and determine possible hotels to purchase, that may
23 include the City’s current 25 leased SIP Hotels to consider if these hotels can be permanently
24 acquired through federal, state and local funds; and, be it

1 FURTHER RESOLVED, That the Board urges that those SIP Hotels that are not
2 acquired by the City shall be considered and offered long-term leases that shall not be less
3 that ten years; and, be it

4 FURTHER RESOLVED, That the Board values the goals set by the Our City, Our
5 Home Oversight Committee’s community process that seeks to re-house as many unhoused
6 people as possible and to help extremely low-income people keep their housing to
7 measurably decrease homelessness and prevent inflow into homelessness.

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