

File No. 180032

Committee Item No. 8

Board Item No. 14

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date February 1, 2018

Board of Supervisors Meeting

Date February 13, 2018

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|---------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Power Point Presentation</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Linda Wong

Date January 26, 2018

Completed by: Linda Wong

Date February 7, 2018

1 [Shelter and Transitional Housing During Shelter Crisis - Selection of Sites; Waiver of Certain
2 Requirements Regarding Contracting]

3 **Ordinance authorizing Public Works, the Department of Homelessness and Supportive**
4 **Housing, and the Department of Public Health to enter into contracts without adhering**
5 **to the Administrative Code or Environment Code provisions regarding competitive**
6 **bidding and other requirements for construction work, procurement, and personal**
7 **services relating to identified Shelter Crisis Sites (1601 Quesada Avenue; 149 6th**
8 **Street; 125 Bayshore Boulevard; 13th Street and South Van Ness Avenue, southwest**
9 **corner; 5th Street and Bryant Street, northwest corner; Caltrans Emergency Shelter**
10 **Properties; and existing City Navigation Centers and Shelters) that will provide**
11 **emergency shelter or transitional housing to persons experiencing homelessness;**
12 **authorizing the Director of Property to enter into and amend leases or licenses for the**
13 **Shelter Crisis Sites without adherence to certain provisions of the Administrative**
14 **Code; authorizing the Director of Public Works to add sites to the list of Shelter Crisis**
15 **Sites subject to expedited processing, procurement, and leasing upon written notice to**
16 **the Board of Supervisors, and compliance with conditions relating to environmental**
17 **review and neighborhood notice, and approval by resolution of the Board of**
18 **Supervisors; affirming the Planning Department's determination under the California**
19 **Environmental Quality Act; and making findings of consistency with the General Plan,**
20 **and the eight priority policies of Planning Code, Section 101.1.**

21
22 **NOTE: Unchanged Code text and uncodified text are in plain Arial font.**
23 **Additions to Codes are in *single-underline italics Times New Roman font.***
24 **Deletions to Codes are in *strikethrough italics Times New Roman font.***
25 **Board amendment additions are in double-underlined Arial font.**
Board amendment deletions are in ~~strikethrough Arial font.~~
Asterisks (* * * *) indicate the omission of unchanged Code
subsections or parts of tables.

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

2
3 Section 1. Environmental and Land Use Findings.

4 (a) The Planning Department has determined that the actions contemplated in this
5 ordinance comply with the California Environmental Quality Act (California Public Resources
6 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
7 Supervisors in File No. 180032 and is incorporated herein by reference. The Board affirms
8 this determination.

9 (b) The Planning Department has determined that the actions contemplated in this
10 ordinance are consistent, on balance, with the City's General Plan and eight priority policies of
11 Planning Code Section 101.1. The Board adopts these findings as its own. A copy of this
12 determination is on file with the Clerk of the Board of Supervisors in File No. 180032, and is
13 incorporated herein by reference.

14
15 Section 2. Background and General Findings.

16 (a) California Government Code Sections 8698 through 8698.2 authorize the
17 governing body of a political subdivision, including the Board of Supervisors, to declare the
18 existence of a shelter crisis upon a finding by the governing body that a significant number of
19 persons within the jurisdiction are without the ability to obtain shelter, and that the situation
20 has resulted in a threat to the health and safety of those persons. These Government Code
21 provisions authorize the City and County of San Francisco (the "City") to suspend state or
22 local statutes, ordinances, and regulations setting housing, health, or safety standards for new
23 public facilities opened to homeless persons in response to the shelter crisis, to the extent that
24 strict compliance would prevent, hinder, or delay the mitigation of the shelter crisis, and allow
25 the City to enact its own standards for the shelters that ensure basic public health and safety.

1 (b) In Ordinance No. 57-16, enacted on April 22, 2016, the Board of Supervisors
2 found that a significant number of persons within the City lack the ability to obtain shelter,
3 which has resulted in a threat to their health and safety. For that reason, and based on
4 factual findings set forth in that ordinance, the Board of Supervisors declared the existence of
5 a shelter crisis in the City in accordance with California Government Code Sections 8698
6 through 8698.2.

7 (c) Consistent with California Streets and Highways Code Section 104.16, enacted
8 on October 15, 2017, and effective on January 1, 2018, any airspace adjacent to or under a
9 freeway, or real property acquired for highway purposes in the City that is not excess property
10 ("Caltrans Emergency Shelter Property"), shall be offered for lease on a right of refusal by the
11 California Department of Transportation ("Caltrans") to the City for purposes of an emergency
12 shelter, with a lease amount of \$1 per month, provided the City follows all applicable health,
13 environmental, safety, design, and engineering standards.

14 (d) According to the January 2017 Point in Time Homeless Count administered by
15 the Department of Homelessness and Supportive Housing, there were approximately 7,499
16 people experiencing homelessness in San Francisco on a single night. Of those persons,
17 58% were unsheltered, 21% were under the age of 25 years, 33% identified as female, and
18 32% were over the age of 51 years with attendant deteriorating physical and mental health.

19 (e) On November 28, 2017, Mayor Lee declared a goal of transitioning 1,000 people
20 off the streets of San Francisco before the end of winter. The City's ability to meet this goal,
21 which will require the rapid execution of construction contracts, is threatened by current
22 market conditions for construction projects. The Bay Area is experiencing an unprecedented
23 construction boom. As a result, contractors may have the ability to forgo government projects
24 if they have extensive and prolonged administrative requirements. In addition, the tragic
25

1 wildfires that occurred in Northern California in October 2017 have increased the demand for,
2 and limited the availability of, many construction contractors.

3 (f) The unique challenge of erecting temporary shelters presents contracting
4 challenges that are not present in other contexts. For example, some items to be procured,
5 such as large tents, are only available from one vendor, and that vendor requires that its
6 specially trained staff or subcontractors erect the tents.

7 (g) City departments have identified sites where potential temporary shelters,
8 including emergency shelters, navigation centers, transitional housing, and stabilization rooms
9 may be located, constructed, or expanded ("the Shelter Crisis Sites"). The Shelter Crisis Sites
10 are:

11 (1) Jelani House, a transitional housing site located at 1601 Quesada
12 Avenue, which has the potential to provide temporary housing to 25 women experiencing
13 homelessness, with priority given to pregnant and medically vulnerable women;

14 (2) The Minna Lee Hotel, a single room occupancy hotel located at 149 6th
15 Street, which has the potential to provide temporary supportive housing to up to 70 persons;

16 (3) A commercial property located at 125 Bayshore Boulevard, which has the
17 potential for use as a shelter or navigation center for up to 125 persons experiencing
18 homelessness;

19 (4) A lot owned by Caltrans, located under the freeway at the southwest
20 corner of 13th Street and South Van Ness Avenue, which has the potential for use as a
21 shelter or navigation center for up to 125 persons experiencing homelessness;

22 (5) A lot owned by Caltrans, located under the freeway at the northeast
23 corner of 5th and Bryant Streets, which has the potential to provide shelter to up to 88
24 persons experiencing homelessness, including designated spaces for women;

25 (6) Caltrans Emergency Shelter Properties; and

1 (7) The sites of all existing Navigation Centers, as defined in Chapter 106 of
2 the Administrative Code, except those Navigation Centers located at 1950 Mission Street and
3 1515 South Van Ness Avenue, and all existing Shelters, as defined in Article XIII of Chapter
4 20 of the Administrative Code. A list of existing Navigation Centers and Shelters subject to
5 this ordinance is included in Board File No. 180032.

6 (h) In light of the state and local findings of a continuing and worsening shelter
7 crisis, the large and increasing number of unsheltered individuals who often occupy public
8 spaces and streets, and the continuing and worsening threats to the health and safety of
9 those persons affected by the crisis, the Board of Supervisors finds that the City must
10 continue to establish a citywide network of homeless services and sites to offer services,
11 including homeless shelters, navigation centers, and transitional housing, in order to
12 expeditiously offer resources to individuals experiencing homelessness, and that such
13 services should be offered in locations and at levels that meet the needs that exist throughout
14 the City. Further, in light of the urgency of the shelter crisis, the immediate availability of
15 several sites on which emergency shelter and transitional housing could be constructed, and
16 the challenging market conditions that limit the availability of construction contractors, the
17 Board of Supervisors finds that the Shelter Crisis Sites qualify as public facilities per California
18 Government Code 8698(c) and that the City must take steps to facilitate the expeditious
19 award of contracts to complete repairs, improvements, or expansions of the Shelter Crisis
20 Sites to provide shelter to homeless persons, and to procure goods and services relating to
21 such properties.

22
23 Section 3. Contracting Authority; Waiver of Certain Municipal Code Requirements.

24 (a) Notwithstanding any provision of the Municipal Code, the Department of Public
25 Works, the Department of Public Health, and the Department of Homelessness and

1 Supportive Housing may enter into contracts, including grants, to provide professional and
2 other services to assist the City in the repair or improvement of the Shelter Crisis Sites, and
3 contracts, including grants, to provide services or to procure goods or materials relating to the
4 operation of those sites, or to meet the needs of individuals housed at the Shelter Crisis Sites,
5 without competitive bidding or adherence to the requirements of Administrative Code
6 Chapters 6, 12B, 14B, and 21, and the Environment Code. Once having entered into such
7 contracts, the City department shall also have the authority to enter into such contract
8 additions or amendments that it determines are in the best interests of the City and are
9 necessary or advisable to effectuate the intent of this ordinance. This authority under this
10 ordinance to enter into or add to or amend contracts shall expire on March 1, 2019.

11 (b) To the extent not previously authorized by the Board of Supervisors, the Director
12 of Property shall have the authority to enter into and amend leases or licenses for the Shelter
13 Crisis Sites without adherence to the requirements of Administrative Code Chapters 12B,
14 14B, and 23, provided that the Director of Property determines that the terms are reasonable
15 and the lease or license term does not extend for more than 12 months. This authority under
16 this ordinance to enter into and amend leases or licenses shall expire on March 1, 2019.

17 (c) Nothing in this ordinance is intended to reduce or limit the existing contracting
18 authority of any City department or official.

19
20 Section 4. Additional Shelter Crisis Sites.

21 (a) The provisions of Section 3 of this ordinance apply to the Shelter Crisis Sites
22 identified in Section 2. The Director of Public Works, in consultation with the Director of the
23 Department of Homelessness and Supportive Housing, the Director of Property, and other
24 City officials, may identify additional Shelter Crisis Sites that shall be subject to the provisions
25 of Section 3 of this ordinance, provided that:

1 (1) The Director of Public Works provides written notice to the Board of
2 Supervisors of the proposed site, which notice shall include whether the site is City-owned or
3 owned by another person or entity;

4 (2) If the site is not owned by the City, then the notice to the Board shall
5 include the name of the owner and the proposed lease or license terms for the City's use of
6 the site;

7 (3) The Director of Public Works confirms that the site can be used to provide
8 temporary shelter for up to one year for persons experiencing homelessness, and the Director
9 of Property confirms that the proposed lease or license terms (if applicable) are reasonable;

10 (4) The Planning Department determines that any required environmental
11 review has been completed and made available for review by the Director of Public Works,
12 and that the use of the site as contemplated is in conformance with the City's General Plan
13 and the Eight Priority Policies of Planning Code Section 101.1; and

14 (5) The City has complied with the requirements of Administrative Code
15 Chapter 79 (Citizens' Right-to-Know Act of 1998) and Chapter 79A and has engaged in a
16 thorough community outreach process that includes, at a minimum, written notice to
17 neighbors located within 300 feet of the Shelter Crisis Site, information about how neighbors
18 may provide input into the proposed programming at the Shelter Crisis Site, and the hosting of
19 one community meeting, and no contract for the use of the site is entered into for 30 days
20 following the posting of the required notice on the site; and

21 (6) The Board of Supervisors approves by resolution the addition of the
22 identified Shelter Crisis Site.

23 (b) Upon satisfaction of the conditions in subsection (a):

24 (1) The Department of Public Works, the Department of Public Health, and
25 the Department of Homelessness and Supportive Housing may enter into and amend

1 contracts as set forth in Section 3(a) of this ordinance with respect to the Shelter Crisis Site;
2 and

3 (2) The Director of Property may enter into and amend leases or licenses as
4 set forth in Section 3(b) of this ordinance with respect to the Shelter Crisis Site.

5
6 Section 5. Implementation.

7 (a) Before opening a shelter, Navigation Center, transitional housing program, or
8 stabilization rooms at a Shelter Crisis Site, the Director of the Department of Homelessness
9 and Supportive Housing, or his or her designee, in consultation with the member of the Board
10 of Supervisors who represents the district in which the Shelter Crisis Site is located, shall
11 conduct a thorough community outreach process that includes, at a minimum, written notice to
12 neighbors located within 300 feet of the Shelter Crisis Site, information about how neighbors
13 may provide input into the proposed programming at the Shelter Crisis Site, and the hosting of
14 one community meeting.

15 (b) Before opening a shelter, Navigation Center, transitional housing program, or
16 stabilization rooms at a Shelter Crisis Site, the Director of the Department of Homelessness
17 and Supportive Housing, or his or her designee, shall adopt a site-specific Health, Sanitation,
18 and Security Plan that will adequately address: 1) the outreach efforts that will be made to
19 persons experiencing homelessness in the area surrounding the Shelter Crisis Site; 2) the
20 steps that will be taken to ensure that the area surrounding the Shelter Crisis Site remains
21 clean and sanitary; and 3) the steps that will be taken to protect the safety of persons and
22 properties located near the Shelter Crisis Site.

23 (c) By no later than February 28, 2019, the Director of the Department of
24 Homelessness and Supportive Housing, or his or her designee, shall submit to the Mayor and
25 the Board of Supervisors a report that describes the number of persons that were served by

1 programs at the Shelter Crisis Sites between the enactment of this ordinance and the date of
2 the report.

3 (d) Section 5 shall expire by operation of law on March 1, 2019.

4
5 Section 6. Severability.

6 If any section, subsection, sentence, clause, phrase, or word of this ordinance, or any
7 application thereof to any person or circumstance, is held to be invalid or unconstitutional by a
8 decision of a court of competent jurisdiction, such decision shall not affect the validity of the
9 remaining portions or applications of the ordinance. The Board of Supervisors hereby
10 declares that it would have passed this ordinance and each and every section, subsection,
11 sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to
12 whether any other portion of this ordinance or application thereof would be subsequently
13 declared invalid or unconstitutional.

14
15 Section 7. Promotion of the General Welfare.

16 In enacting and implementing this ordinance, the City is assuming an undertaking only
17 to promote the general welfare. It is not assuming, nor is it imposing on its officers and
18 employees, an obligation for breach of which it is liable in money damages to any person who
19 claims that such breach proximately caused injury.

20
21 Section 8. Effective Date; Retroactive Operation; Ratification of Prior Acts.

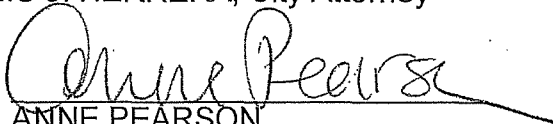
22 (a) This ordinance shall become effective 30 days after enactment. Enactment
23 occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or
24 does not sign the ordinance within ten days of receiving it, or the Board of Supervisors
25 overrides the Mayor's veto of the ordinance.

1 (b) This ordinance shall apply retroactively to all actions taken by City officials or
2 City agencies or entities in connection with the procurement of construction and/or
3 professional services at the Shelter Crisis Sites since January 1, 2018.

4 (c) The Board of Supervisors hereby ratifies and confirms all actions taken by City
5 officials or City agencies in connection with the procurement of construction and/or
6 professional services at the Shelter Crisis Sites.

7
8 APPROVED AS TO FORM:
9 DENNIS J. HERRERA, City Attorney

10 By:


11 ANNE PEARSON
Deputy City Attorney

12 n:\leganas2018\1800289\01250890.docx
13
14
15
16
17
18
19
20
21
22
23
24
25

LEGISLATIVE DIGEST
(2/1/18, Amended in Committee)

[Shelter and Transitional Housing During Shelter Crisis - Selection of Sites; Waiver of Certain Requirements Regarding Contracting]

Ordinance authorizing Public Works, the Department of Homelessness and Supportive Housing, and the Department of Public Health to enter into contracts without adhering to the Administrative Code or Environment Code provisions regarding competitive bidding and other requirements for construction work, procurement, and personal services relating to identified Shelter Crisis Sites (1601 Quesada Avenue; 149 6th Street; 125 Bayshore Boulevard; 13th Street and South Van Ness Avenue, southwest corner; 5th Street and Bryant Street, northwest corner; Caltrans Emergency Shelter Properties; and existing City Navigation Centers and Shelters) that will provide emergency shelter or transitional housing to persons experiencing homelessness; authorizing the Director of Property to enter into and amend leases or licenses for the Shelter Crisis Sites without adherence to certain provisions of the Administrative Code; authorizing the Director of Public Works to add sites to the list of Shelter Crisis Sites subject to expedited processing, procurement, and leasing upon compliance with conditions relating to environmental review and neighborhood notice, and approval by resolution of the Board of Supervisors; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

California law authorizes the Board of Supervisors to declare the existence of a shelter crisis based on a finding that a significant number of people in the City lack shelter, and that the situation has resulted in a threat to their health and safety. The law authorizes the City to suspend state or local laws setting housing, health, or safety standards for new homeless shelter facilities in response to the shelter crisis, to the extent that strict compliance would prevent, hinder, or delay the mitigation of the shelter crisis. In Ordinance No. 57-16, enacted on April 22, 2016, the Board of Supervisors declared the existence of a shelter crisis in the City and County of San Francisco, permitting the City to take necessary steps to facilitate temporary homeless housing without strict compliance with housing, health or safety laws.

As of January 1, 2018, state law authorizes the California Department of Transportation ("Caltrans") to lease property located underneath highways to the City for use as an emergency shelter, provided the City follows all applicable health, environmental, safety, design, and engineering standards.

Local Law generally requires City departments to use a competitive bidding process and follow other contracting requirements for personal services, procurement, and construction contracts, subject to exceptions.

Administrative Code Chapter 23 requires the Board of Supervisors to approve by resolution all leases made by the Director of Property on behalf of the City as tenant, except where the lease is on a year-to-year or shorter tenancy with a rent of no more than \$15,000 per month, or where the lease will not exceed 31 days.

Amendments to Current Law

The proposed ordinance would reaffirm the Board of Supervisors' declaration of a shelter crisis, and would expedite the City's construction, repair, and expansion of properties at select sites where potential temporary shelters, including emergency shelters, navigation centers, transitional housing and stabilization rooms, may be located ("the Shelter Crisis Sites").

The Shelter Crisis Sites include:

- Jelani House, a transitional housing site located at 1601 Quesada Avenue, which has the potential to provide temporary housing to 25 women experiencing homelessness, with priority given to pregnant and medically vulnerable women;
- The Minna Lee Hotel, a single room occupancy hotel located at 149 6th Street, which has the potential to provide temporary supportive housing to up to 70 persons;
- A commercial property located at 125 Bayshore Boulevard, which has the potential for use as a shelter or navigation center for up to 125 persons experiencing homelessness;
- A lot owned by Caltrans, located under the freeway at the southwest corner of 13th Street and South Van Ness Avenue, which has the potential for use as a shelter or navigation center for up to 125 persons experiencing homelessness;
- A lot owned by Caltrans, located under the freeway at the northeast corner of 5th and Bryant Streets, which has the potential to provide shelter to up to 88 persons experiencing homelessness, including designated spaces for women;
- Properties owned by Caltrans that are located under highways; and
- The sites of existing Navigation Centers and Shelters, except those Navigation Centers located at 1950 Mission Street and 1515 South Van Ness Avenue.

The ordinance would allow Public Works ("PW"), the Department of Public Health ("DPH"), and Department of Homelessness and Supportive Housing ("DHS") to enter into contracts to prepare and manage the Shelter Crisis Sites without using a competitive bidding process, provided the contracts are entered into or amended prior to March 1, 2019.

The ordinance would authorize the Director of Property to enter and amend leases for Shelter Crisis Sites without adherence to provisions of the Administrative Code provided that the

lease terms are reasonable, the term of the lease does not exceed 12 months, and the lease is entered into or amended prior to March 1, 2019.

The ordinance would allow the Director of PW, in consultation with the Director of the DSHS, the Director of Property, and other City officials, to identify new Shelter Crisis Sites that would be subject to the expedited contracting and leasing provisions of the ordinance, provided that 1) the Director of PW provides written notice to the Board of Supervisors of the proposed site, confirms that the Planning Department has determined that any required environmental review has been completed, and confirms that the City has complied with the Citizens' Right-to-Know Act; and 2) the Board of Supervisors approves by resolution the addition of the identified Shelter Crisis Site.

Before opening a program on a Shelter Crisis Site, and before identifying a new Shelter Crisis Site, the ordinance would require the Director of DSHS, or his or her designee, to:

- conduct a thorough community outreach process that includes, at a minimum, written notice to neighbors located within 300 feet of the Shelter Crisis Site, information about how neighbors may provide input into the proposed programming at the Shelter Crisis Site, and the hosting of one community meeting; and
- develop a site-specific Health, Sanitation, and Security Plan that will adequately address: 1) the outreach efforts that will be made to persons experiencing homelessness in the area surrounding the Shelter Crisis Site; 2) the steps that will be taken to ensure that the area surrounding the Shelter Crisis Site remains clean and sanitary; and 3) the steps that will be taken to protect the safety of persons and properties located near the Shelter Crisis Site.

Lastly, the ordinance would require the Director of DSHS, or his or her designee, to submit to the Mayor and the Board of Supervisors by no later than February 28, 2019, a report that describes the number of persons that were served by programs at the Shelter Crisis Sites.

Background Information

According to the January 2017 Point in Time Homeless Count administered by the Department of Homelessness and Supportive Housing, there were approximately 7,499 people experiencing homelessness in San Francisco on a single night. Of those persons, 58% were unsheltered, 21% were under the age of 25 years, 33% identified as female, and 32% were over the age of 51 years with attendant deteriorating physical and mental health.

On November 28, 2017, Mayor Lee declared a goal of transitioning 1,000 people off the streets of San Francisco before the end of winter. The City's ability to meet this goal, which will require the rapid execution of construction contracts, is threatened by current market conditions for construction projects. The Bay Area is experiencing an unprecedented construction boom. As a result, contractors may have the ability to forgo government projects

if they require extensive, and prolonged administrative requirements. In addition, the tragic wildfires that occurred in Northern California in October 2017 have increased the demand for, and limited the availability of, many construction contractors.

The unique challenge of erecting temporary shelters presents contracting challenges that are not present in other contexts. For example, some items to be procured, such as large tents, are only available from one vendor, and that vendor requires that its specially trained staff or subcontractors erect the tents.


n:\legana\as2017\1800289\01250739.docx

CITY AND COUNTY OF SAN FRANCISCO
BOARD OF SUPERVISORS
BUDGET AND LEGISLATIVE ANALYST

1390 Market Street, Suite 1150, San Francisco, CA 94102 (415) 552-9292
FAX (415) 252-0461

January 29, 2018

TO: Budget and Finance Committee

FROM: Budget and Legislative Analyst 

SUBJECT: February 1, 2018 Budget and Finance Committee Meeting

TABLE OF CONTENTS

Item	File	Page
Items 1, 2, 3 & 4 were issued Friday, January 26, 2017		
8	18-0032 Shelter and Transitional Housing During Shelter Crisis - Selection of Sites; Waiver of Certain Requirements Regarding Contracting	21

Item 8 File 18-0032	Departments: Public Works, Homelessness and Supportive Housing, Public Health
--------------------------------------	--

EXECUTIVE SUMMARY**Legislative Objectives**

- The proposed ordinance allows the Public Works, the Department of Homelessness and Supportive Housing, and Public Health to enter into contracts without adhering to Administrative Code provisions regarding competitive bidding and other requirements

Key Points

- The Board of Supervisors approved a resolution in December 2017 declaring a homeless shelter emergency. The proposed ordinance would allow contracts for construction and services without adhering to Administrative Code provisions for competitive bidding and other requirements until March 2019.
- Five sites have been identified for shelter and housing: (1) Jelani House - 17 transitional housing units for pregnant women and women with infants; (2) Minna Less Hotel - 51 SRO units for chronically homeless adults, (3) 125 Bayshore Boulevard - 128-bed navigation center; (4) 5th and Bryant Streets - 80-bed navigation center; and (5) Division Circle - 125-bed navigation center.
- The proposed ordinance would also waive Administrative Code provisions for potential future sites on Caltrans properties, and for the five existing navigation centers.

Fiscal Impact

- The Department of Homelessness and Supportive Housing has sufficient funds in the FY 2017-18 budget to begin implementing shelter/housing at the five sites identified above. According to the Mayor's Budget Director, the Mayor's Office will include funding for additional emergency shelter and housing projects in the FY 2018-19 budget.

Policy Consideration

- Because the additional Caltrans sites are not currently available as emergency housing/shelter beds and because funding for these sites has not yet been identified, the Department of Homelessness and Supportive Housing has the opportunity to request waiver of the Administrative Code provisions when the Board of Supervisors approves funding for these additional Caltrans sites without delaying implementation of shelter/housing on these sites.
- Also, only two to the five navigation centers are scheduled to close prior to the March 1, 2019 end date of the proposed ordinance.

Recommendations

- Consider amending the proposed ordinance to remove the additional unidentified Caltrans sites until such time that the Board of Supervisors approves funding for these sites.
- Amend the proposed ordinance to only include the Mission Navigation Center and the South Van Ness Navigation Center and not include the other existing navigation centers.
- Approval of the proposed ordinance as amended is a policy matter for the Board of Supervisors.

MANDATE STATEMENT

City Charter Section 2.105 states that the Board of Supervisors shall act only by written ordinance or resolution, and that all legislative acts shall be by ordinance.

BACKGROUND

The Board of Supervisors approved a resolution in December 2017 declaring a homeless shelter emergency, authorizing Public Works and the Department of Homelessness and Supportive Housing (HSH) to waive certain Administrative Code provisions in order to construct, improve or repair facilities and to provide services for persons experiencing homelessness (File 17-1256). This resolution is scheduled to sunset when a permanent emergency ordinance is enacted or on February 15, 2018, whichever comes first. An ordinance authorizing Public Works, the Department of Homelessness and Supportive Housing, and the Department of Public Health to enter into contracts for shelters and Navigation Center sites without competitive bidding and other municipal code requirements was introduced to the Board of Supervisors on January 9, 2018 (File 18-0032).

DETAILS OF PROPOSED LEGISLATION**Major Provisions of the Proposed Ordinance**

The proposed ordinance allows the Director of Public Works, the Director of the Department of Homelessness and Supportive Housing, and the Director of Public Health to enter into contracts without adhering to certain Administrative Code and Environment Code provisions regarding competitive bidding and other requirements. The contracts covered by the proposed ordinance would be for construction, procurement of goods and services, and professional services for the following emergency shelter sites:

1. Jelani House at 1601 Quesada Avenue
2. Minna Lee Hotel at 149 Sixth Street
3. 125 Bayshore Boulevard (File 17-1288, pending before the Board of Supervisors)
4. Division Circle at 13th Street and South Van Ness Avenue (File 17-1287, pending before the Board of Supervisors)
5. 5th Street and Bryant Street (File 17-1287, pending before the Board of Supervisors)
6. Caltrans Emergency Shelter Properties
7. Five existing Navigation Centers (1950 Mission Street, 1515 South Van Ness Avenue, Central Waterfront in the Dogpatch, and Civic Center operated by the Department of Homelessness and Supportive Housing; and Hummingbird, operated by the Department of Public Health)

According to the proposed ordinance, because of the homeless shelter emergency, the City needs to establish homeless shelters, navigation centers, transitional housing and supportive housing; and expedite contracting for improvements and repairs to shelter/housing sites, and procurement of associated goods and services. The proposed ordinance waives the following Administrative Code provisions:

- Administrative Code Chapter 6 setting the terms for awarding construction contracts and related professional services contracts through competitive bidding/competitive solicitation;
- Administrative Code Chapter 12B prohibiting discrimination in contracting;
- Administrative Code Chapter 14B providing for participation of Local Business Enterprises in City contracts;
- Administrative Code Chapter 21 setting the terms for purchasing goods and services.

The proposed ordinance also authorizes the Director of the City's Real Estate Division to enter into leases and lease amendments for up to 12 months for shelter sites without adhering to the requirements of Administrative Code Chapters 12B, 14B, and 23 (which sets the terms for competitive bidding, appraisals, and other requirements for real estate transactions).

The authority to enter into contracts and leases for the shelter/housing sites noted above without adhering to the specified Administrative Code requirements would expire on March 1, 2019.

Additional Shelter Crisis Sites

The proposed ordinance authorizes the Director of Public Works, in consultation with the Director of the Department of Homelessness and Supportive Housing, the Director of the Real Estate Division, and other City officials to identify additional shelter/housing sites, and enter into contracts and leases without adhering the Administrative Code requirements noted above. The Director of Public Works would have to provide written notice to the Board of Supervisors, including whether the site is owned by the City or by another person or entity, the name of the site owner, and the terms of any site licenses or leases. The Director of Public Works would need to confirm that the site would be used for emergency shelter/housing, and the Director of the City's Real Estate Division would need to confirm that the lease or license terms are reasonable.

Other Provisions

Implementation of the proposed ordinance includes the following additional provisions:

- Consultation with the member of the Board of Supervisors in whose district the proposed site will be located, and outreach to district residents;
- Adoption of site-specific health, sanitation, and security plans;
- Report to the Mayor and the Board of Supervisors no later than February 28, 2019 on the number of homeless individuals served by the emergency shelter/housing sites.

Retroactivity

The proposed ordinance applies retroactively to actions taken since January 1, 2018.

Description of the Shelter Crisis Sites

The proposed ordinance applies to the following sites:

Jelani House at 1601 Quesada Avenue

Jelani House is a former 17-unit residential treatment facility owned by the Bayview Hunters Point Foundation. The Department of Homelessness and Supportive Housing plans to enter into a lease with the Bayview Hunters Point Foundation and a contract with an experienced homeless service provider for use of Jelani House as transitional housing for pregnant women and women with infants. Annual lease costs are estimated to be \$240,000 and annual operating costs are estimated to be \$856,000. The Department does not currently have estimates on the construction and related costs to prepare Jelani House for use as transitional housing.

Minna Lee Hotel at 149 Sixth Street

The Minna Lee Hotel is a vacant, privately-owned 51-unit Single Resident Occupancy (SRO) hotel. The Department of Homelessness and Supportive Housing plans to enter into a lease and a contract with an experienced homeless service provider for use of the hotel as supportive housing for chronically homeless adults. The lease would be for 10 years with two 5-year options to extend, for a lease term of up to 20 years, with first year lease costs of \$468,000. The Department does not currently have estimates of annual operating costs or tenant improvement costs, although according to Department staff, the hotel is in good condition and will not require significant tenant improvements.

125 Bayshore Boulevard (File 17-1288 pending before the Board of Supervisors)

125 Bayshore Boulevard is a warehouse site located at Cesar Chavez and Bayshore that will be converted to a 128-bed Navigation Center. A resolution to approve a lease for up to 5 ½ years is pending before the Board of Supervisors. Estimated first year lease costs are approximately \$500,000 and costs to improve the property for use as a navigation center are \$3,200,000. Estimated annual operating costs are \$4,200,000.

5th and Bryant Streets (File 17-1287 pending before the Board of Supervisors)

5th and Bryant Streets would be leased by the City from the California Department of Transportation (Caltrans) and used as an 80-bed Navigation Center. Annual lease costs are \$12. Costs to improve the property for use as a navigation center are \$3,700,000. Estimated annual operating costs are \$3,200,000.

Division Circle at 13th Street and South Van Ness (File 17-1287 pending before the Board of Supervisors)

Division Circle is currently leased by the City from Caltrans for use as a parking lot. The Real Estate Division will amend the lease for use of the site as a 125-bed Navigation Center. Annual lease costs are \$12. Costs to improve the property for use as a navigation center are \$4,200,000. Estimated annual operating costs are \$4,700,000.

Caltrans Emergency Shelter Properties

California Assembly Bill 857, passed in October 2017, authorizes the City to lease Caltrans sites under or adjacent to state highways for parks, open-space uses, and homeless shelter programs at a reduced lease rate of \$1 per month. Legislation authorizing the Director of the Real Estate Division to negotiate with Caltrans for use of Caltrans sites as navigation centers is pending before the Board of Supervisors (File 17-1287), including the two sites listed above - Division Circle and 5th and Bryant.

According to Ms. Emily Cohen, Policy and Special Projects Manager for the Department of Homelessness and Supportive Housing, the City is exploring other potential Caltrans sites to be used as parks or open space, and in the event that one of these identified sites may be suitable for use as a navigation center or homeless service site, the Department wants to ability to move quickly to open navigation centers and services.

Existing Navigation Centers

The City has five existing navigation centers. The four navigation centers operated by the Department of Homelessness and Supportive Housing are:

- The Mission Navigation Center is a 75-bed center located at 1590 Mission Street that opened in March 2015 and is scheduled to close in October 2018.
- The South Van Ness Navigation Center is a 120-bed center located at 1515 South Van Ness Avenue that opened in June 2017 and is scheduled to close by March 2018.
- The Central Waterfront Navigation Center is a 64-bed center that opened in May 2017 and is scheduled to close by June 2020.
- The Civic Center Navigation Center is a 93-bed center that opened in June 2016 and is scheduled to close in 2019.

The Department of Public Health also operates a fifth navigation center – Hummingbird – adjacent to Zuckerberg San Francisco General Hospital.

The existing navigation centers are not currently planned to remain open beyond the scheduled date for each center to close. According to Ms. Cohen, the Department plans to abide by the scheduled close date for each navigation center unless opportunities arise to extend operation or expand to add additional beds. The navigation centers are included in the proposed ordinance to allow waiver of Administrative Code provisions for procuring navigation center services in the event that an existing navigation center may extend the closure date.

FISCAL IMPACT**Proposed Shelter and Housing Sites**Navigation Centers

Two resolutions are pending before the Board of Supervisors to: (1) approve a 5 ½ year lease at 125 Bayshore Boulevard as a site for a 128-bed navigation center (File 17-1288); and (2) authorize the Director of the Real Estate Division to negotiate with Caltrans for lease or

purchase of Caltrans property to be used as navigation centers, including the Division Circle and 5th and Bryant Streets sites (File 17-1287).

Approval of the proposed ordinance would authorize the Director of Public Works to enter into construction and related professional services contracts to develop navigation centers at 125 Bayshore Boulevard, Division Circle, and 5th and Bryant Streets sites. The estimated costs of site development for these three sites, provided by Public Works, are approximately \$11.1 million.

Estimated Development Costs for New Navigation Centers

5th and Bryant Streets	\$4,200,000
Division Circle	3,700,000
125 Bayshore Boulevard	<u>3,200,000</u>
Total	\$11,100,000

According to Ms. Gigi Whitley, Department of Homelessness and Supportive Housing Deputy Director, annual operating costs for the proposed new navigation centers at 125 Bayshore Boulevard, Division Circle, and 5th and Bryant Streets are \$12.6 million.

Estimated Annual Operating Costs for New Navigation Centers

5th and Bryant Streets	\$3,200,000
Division Circle	4,700,000
125 Bayshore Boulevard	<u>4,200,000</u>
Total	\$12,100,000

According to Ms. Whitley, the Department has sufficient funds in the Department’s FY 2017-18 budget, including the \$10 million grant from the California Department of Housing and Community Development (File 18-0055 pending before the Board of Supervisors) to cover the estimated development and annual operating costs totaling \$23.2 million for the three new navigation centers noted above.

Transitional and Supportive Housing

The Department of Homelessness and Supportive Housing is currently negotiating leases with for the use of Jelani House and the Minna Lee Hotel as noted above, which would add approximately 68 new units of transitional and supportive housing (17 units in the Jelani House and 51 units in the Minna Lee Hotel). Estimated first year lease costs are \$708,000 (\$240,000 for Jelani House and \$468,000 for Minna Lee Hotel). Estimated annual operating costs for the Jelani House are \$856,000. While the estimated first year lease and operating costs for these two leases are at least \$1.5 million, the additional costs for operating the Minna Lee Hotel and constructing tenant improvements to the Jelani House and Minna Lee Hotel are not yet known.

Funding Sources for Other Sites

According to Ms. Melissa Whitehouse, Mayor’s Budget Director, the Mayor’s Office will include funding for additional emergency shelter and housing projects in the FY 2018-19 budget.

POLICY CONSIDERATION

To ensure fairness in City contracting, City policy is to require competitive solicitation and non-discrimination for City contracts. In order to expedite the implementation of navigation centers and other emergency shelters and housing, the proposed ordinance waives Administrative Code provisions for (1) competitive bidding/solicitation of contracts for construction, procurement of goods and services, and professional services, (2) prohibiting discrimination in contracting, (3) participation of Local Business Enterprises in City contracts, and (4) entering into leases and lease amendments. The Department of Homelessness and Supportive Housing has identified five sites to implement navigation centers and other emergency shelters and housing – Jelani House, Minna Lee Hotel, 125 Bayshore Boulevard, Division Circle, and 5th and Bryant Streets. Given the Board of Supervisors' declaration of a homeless shelter emergency in December 2017, waiving Administrative Code provisions until March 1, 2019 to expedite implementation of navigation centers and other emergency shelters and housing for these five sites is reasonable.

The proposed ordinance also waives the Administrative Code provisions for other Caltrans properties that have not yet been identified. Because the additional Caltrans sites are not currently available as emergency housing/shelter beds and because funding for these sites has not yet been identified, the Department of Homelessness and Supportive Housing has the opportunity to request waiver of the Administrative Code provisions when the Board of Supervisors approves funding for these additional Caltrans sites without delaying implementation of shelter/housing on these sites. Therefore, the Board of Supervisors should consider amending the proposed ordinance to remove these additional unidentified Caltrans sites.

The proposed ordinance also waives the Administrative Code provisions for the five existing navigation centers in the event that these navigation centers can remain open beyond the scheduled close date. However, only two to the five navigation centers are scheduled to close prior to the March 1, 2019 end date of the proposed ordinance: the Mission Navigation Center, scheduled to close in October 2018 and the South Van Ness Navigation Center scheduled to close in March 2018. Therefore, the proposed ordinance should be amended to only include the Mission Navigation Center and the South Van Ness Navigation Center.

Because the proposed ordinance waives Administrative Code provisions, approval of the ordinance as amended, is a policy matter for the Board of Supervisors.

RECOMMENDATIONS

1. Consider amending the proposed ordinance to remove the additional unidentified Caltrans sites until such time that the Board of Supervisors approves funding for these sites.
2. Amend the proposed ordinance to only include the Mission Navigation Center and the South Van Ness Navigation Center and not include the other existing navigation centers.
3. Approval of the proposed ordinance as amended is a policy matter for the Board of Supervisors.



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 10, 2018
Case No. 2018-000702GPR
125 Bayshore Lease

Block/Lot No: 5559/002 and 5559/019

Project Sponsors: John Updike, Director
San Francisco Real Estate Department
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Susan Exline – (415) 558-6332
Susan.exline@sfgov.org

Recommendation: Finding the project, on balance, is in conformity with the
General Plan

Recommended
By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

On December 4, 2017, the Planning Department (herein “the Department”) received a request from the City and County of San Francisco Real Estate Division to consider leasing 125 Bayshore Blvd (Block 5559 Lots 0002 and 019) for 180 days with options for renewal for the purpose of providing a 125 bed navigation center and supportive services for the homeless. The site is currently a vacant building. This lease is of the approximately 31,200 square foot vacant building is for the use of warehouse space for modular housing of transitioning homeless (12, 965 sf) and for administrative offices (10,000 sf). Please note that in order to use this property for its intended use, a conditional use permit will be required.

ENVIRONMENTAL REVIEW

The lease of a building is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment. Any proposed physical project will require environmental review.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

Housing Element

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

The proposed lease of property would allow for the future potential to construct a homeless navigation center.

POLICY 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The proposed property is located in an area accessible by transit and near bicycle facilities

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.
The proposed lease will not negatively affect existing neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
The proposed lease would not displace any existing housing and would provide transitional homeless housing to serve an unmet need in the City.
3. That the City's supply of affordable housing be preserved and enhanced.
The proposed property transfer will increase the stock of temporary affordable housing in the City.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.
The proposed property lease will not result in commuter traffic impeding Muni's transit service, overburdening the streets or altering current neighborhood parking. The proposed affordable housing project will include no parking and will be transit accessible.
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.
The proposed property lease would not affect the existing economic base in this area. The current use of the site is a vacant building. Proposed uses include a homeless shelter that would
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The proposed property lease would not affect the City's preparedness to protect against injury and loss of life in an earthquake.
7. That landmarks and historic buildings be preserved.
The proposed property lease will not affect landmarks or historic buildings.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
The proposed property lease will not affect City parks or open spaces, or their access to sunlight and vistas.

RECOMMENDATION: Finding the Project, on balance, in-conformity with the General Plan
--

cc: Konstantine Apostopolous, Real Estate Division;

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

January 19, 2018

File No. 180032

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

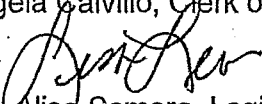
On January 9, 2018, Acting Mayor Breed introduced the following proposed legislation:

File No. 180032

Ordinance authorizing Public Works, the Department of Homelessness and Supportive Housing, and the Department of Public Health to enter into contracts without adhering to the Administrative Code or Environment Code provisions regarding competitive bidding and other requirements for construction work, procurement, and personal services relating to identified Shelter Crisis Sites (1601 Quesada Avenue; 149-6th Street; 125 Bayshore Boulevard; 13th Street and South Van Ness Avenue, southwest corner; 5th Street and Bryant Street, northwest corner; Caltrans Emergency Shelter Properties; and existing City Navigation Centers and Shelters) that will provide emergency shelter or transitional housing to persons experiencing homelessness; authorizing the Director of Property to enter into and amend leases or licenses for the Shelter Crisis Sites without adherence to certain provisions of the Administrative Code; authorizing the Director of Public Works to add sites to the list of Shelter Crisis Sites subject to expedited processing, procurement, and leasing upon written notice to the Board of Supervisors, and compliance with conditions relating to environmental review and neighborhood notice; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Galvillo, Clerk of the Board

ta By:  Alisa Somera, Legislative Deputy Director
Rules Committee

Attachment

- c: Joy Navarrete, Environmental Planning
- Laura Lynch, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment. Physical projects proposed under this Ordinance may require further environmental review.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2018.01.25 17:17:00 -08'00'


BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: John Rahaim, Director, Planning Department
Mohammed Nuru, Director, Public Works
Jeff Kositsky, Director, Department of Homelessness and Supportive
Housing
Barbara A. Garcia, Director, Department of Public Health

FROM:  Alisa Somera, Legislative Deputy Director
Rules Committee

DATE: January 19, 2018

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee has received the following proposed legislation, introduced by Acting Mayor Breed on January 9, 2018:

File No. 180032

Ordinance authorizing Public Works, the Department of Homelessness and Supportive Housing, and the Department of Public Health to enter into contracts without adhering to the Administrative Code or Environment Code provisions regarding competitive bidding and other requirements for construction work, procurement, and personal services relating to identified Shelter Crisis Sites (1601 Quesada Avenue; 149-6th Street; 125 Bayshore Boulevard; 13th Street and South Van Ness Avenue, southwest corner; 5th Street and Bryant Street, northwest corner; Caltrans Emergency Shelter Properties; and existing City Navigation Centers and Shelters) that will provide emergency shelter or transitional housing to persons experiencing homelessness; authorizing the Director of Property to enter into and amend leases or licenses for the Shelter Crisis Sites without adherence to certain provisions of the Administrative Code; authorizing the Director of Public Works to add sites to the list of Shelter Crisis Sites subject to expedited processing, procurement, and leasing upon written notice to the Board of Supervisors, and compliance with conditions

relating to environmental review and neighborhood notice; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: alisa.somera@sfgov.org.

c: Scott Sanchez, Planning Department
Lisa Gibson, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Joy Navarrete, Planning Department
Laura Lynch, Planning Department
David Steinberg, Public Works
Jeremy Spitz, Public Works
Jennifer Blot, Public Works
John Thomas, Public Works
Lena Liu, Public Works
Emily Cohen, Department of Homelessness and Supportive Housing
Greg Wagner, Department of Public Health
Dr. Naveena Bobba, Department of Public Health
Sneha Patil, Department of Public Health



OFFICE OF THE MAYOR
SAN FRANCISCO

RECORDED
BOARD OF SUPERVISORS
SAN FRANCISCO

2018 JAN -9 PM 4:35

BY AK

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *fo* Acting Mayor London Breed
RE: Shelter and Transitional Housing During Shelter Crisis - Selection of Sites;
Waiver of Certain Requirements Regarding Contracting
DATE: January 9, 2018

Attached for introduction to the Board of Supervisors is an ordinance authorizing the Department of Public Works, the Department of Homelessness and Supportive Housing, and the Department of Public Health to enter into contracts without adhering to the Administrative Code or Environment Code provisions regarding competitive bidding and other requirements for construction work, procurement, and personal services relating to identified Shelter Crisis Sites (1601 Quesada Avenue; 149 6th Street; 125 Bayshore Boulevard; 13th Street and South Van Ness Avenue, southwest corner; 5th Street and Bryant Street, northwest corner; Caltrans Emergency Shelter Properties; and existing City Navigation Centers and Shelters) that will provide emergency shelter or transitional housing to persons experiencing homelessness; authorizing the Director of Property to enter into and amend leases or licenses for the Shelter Crisis Sites without adherence to certain provisions of the Administrative Code; authorizing the Director of Public Works to add sites to the list of Shelter Crisis Sites subject to expedited processing, procurement, and leasing upon written notice to the Board of Supervisors, and compliance with conditions relating to environmental review and neighborhood notice; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

I respectfully request a waiver of the 30-day hold and that this item be heard in Budget & Finance Committee on January 25, 2018.

Should you have any questions, please contact Mawuli Tugbenyoh (415) 554-5168.

Lew, Lisa (BOS)

From: Lew, Lisa (BOS)
Sent: Monday, January 22, 2018 9:00 AM
To: Gibson, Lisa (CPC)
Cc: Navarrete, Joy (CPC); Lynch, Laura (CPC); Somera, Alisa (BOS)
Subject: BOS Referral: File No. 180032 - Shelter and Transitional Housing During Shelter Crisis - Selection of Sites; Waiver of Certain Requirements Regarding Contracting
Attachments: 180032 CEQA.pdf

Hello,

The following proposed legislation is being transmitted to you for environmental review:

File No. 180032

Ordinance authorizing Public Works, the Department of Homelessness and Supportive Housing, and the Department of Public Health to enter into contracts without adhering to the Administrative Code or Environment Code provisions regarding competitive bidding and other requirements for construction work, procurement, and personal services relating to identified Shelter Crisis Sites (1601 Quesada Avenue; 149-6th Street; 125 Bayshore Boulevard; 13th Street and South Van Ness Avenue, southwest corner; 5th Street and Bryant Street, northwest corner; Caltrans Emergency Shelter Properties; and existing City Navigation Centers and Shelters) that will provide emergency shelter or transitional housing to persons experiencing homelessness; authorizing the Director of Property to enter into and amend leases or licenses for the Shelter Crisis Sites without adherence to certain provisions of the Administrative Code; authorizing the Director of Public Works to add sites to the list of Shelter Crisis Sites subject to expedited processing, procurement, and leasing upon written notice to the Board of Supervisors, and compliance with conditions relating to environmental review and neighborhood notice; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Sent on behalf of Alisa Somera, Rules Committee. Please respond directly to Alisa Somera.

Regards,

Lisa Lew
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
P 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

 Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

Lew, Lisa (BOS)

From: Lew, Lisa (BOS)
Sent: Monday, January 22, 2018 9:00 AM
To: Rahaim, John (CPC); Nuru, Mohammed (DPW); Kositsky, Jeff (HOM); Garcia, Barbara (DPH)
Cc: Sanchez, Scott (CPC); Gibson, Lisa (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Steinberg, David (DPW); Spitz, Jeremy (DPW); Blot, Jennifer (DPW); Thomas, John (DPW); Liu, Lena (DPW); Cohen, Emily (HOM); Wagner, Greg (DPH); Bobba, Naveena (DPH); Patil, Sneha (DPH); Somera, Alisa (BOS)
Subject: BOS Referral: File No. 180032 - Shelter and Transitional Housing During Shelter Crisis - Selection of Sites; Waiver of Certain Requirements Regarding Contracting
Attachments: 180032 FYI.pdf

Hello,

The following legislation is being referred to your department for informational purposes:

File No. 180032

Ordinance authorizing Public Works, the Department of Homelessness and Supportive Housing, and the Department of Public Health to enter into contracts without adhering to the Administrative Code or Environment Code provisions regarding competitive bidding and other requirements for construction work, procurement, and personal services relating to identified Shelter Crisis Sites (1601 Quesada Avenue; 149-6th Street; 125 Bayshore Boulevard; 13th Street and South Van Ness Avenue, southwest corner; 5th Street and Bryant Street, northwest corner; Caltrans Emergency Shelter Properties; and existing City Navigation Centers and Shelters) that will provide emergency shelter or transitional housing to persons experiencing homelessness; authorizing the Director of Property to enter into and amend leases or licenses for the Shelter Crisis Sites without adherence to certain provisions of the Administrative Code; authorizing the Director of Public Works to add sites to the list of Shelter Crisis Sites subject to expedited processing, procurement, and leasing upon written notice to the Board of Supervisors, and compliance with conditions relating to environmental review and neighborhood notice; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Sent on behalf of Alisa Somera, Rules Committee. Please forward any comments or reports to Alisa Somera.

Regards,

Lisa Lew
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
P 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: FW: Proposed Homeless Navigation Center
Date: Thursday, February 08, 2018 11:55:41 AM

Wasn't sure if you got this or not ☺

From: mathewsproperties@gmail.com [mailto:mathewsproperties@gmail.com]
Sent: Monday, January 29, 2018 2:21 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Proposed Homeless Navigation Center

January 25, 2018

To: The office of the acting Mayor of San Francisco and the San Francisco Board of Supervisors

In the recent past we have had a huge problem with homeless and crime around 245 South Van Ness. I am the building owner and there 8 companies in the two buildings I own at this location. When I bought the building, Erie was a nice clean ally with no problems.

Then the department of public works and the graffiti promotion board sponsored a graffiti project in Erie alley in 2006 or 2007 which drew a homeless encampment of over 30 tents. Criminals started using the alley. There have been rapes, knifings, shootings, at least one person killed there. A group of criminals moved in to breakdown and sell stolen bicycles. A yellow pickup truck comes around every evening to buy the bikes from them. My tenants in the buildings were afraid to go in the ally.

If they put navigation center across the street I fear, there will be hundreds of people back in the alley and all the good work of the mission police station is down the tubes. I tried to call Randy Quezada who I understand is in charge of answering questions regarding this center and he doesn't answer and doesn't return phone calls. I tried the new mayor's office and it says the office is closed and to call back between 8-5 but it was 1:30pm when I called. I want to know if there are any steps I can take to stop the navigation center from opening and to have a meeting with the mayor.

I am not anti-homeless I have given at least eighteen thousand toys over the last thirty years to Glide with many large food donations. I also support St Vincent DePaul, but I don't support the criminals who were in that alley and will be back in that alley if you put the center across the street. I plan to bring as many people as possible to this meeting to protest. If you read the San Francisco public press, the center that they put at 1515 Mission a couple years ago has not been effective in getting people off the street. Many just received a one-way bus ticket out of town and there was no follow up to know if those people are back. If it was not affective and there was not follow up, why are they doing it again? Try something else.

Sincerely,

Laurancé Mathews
415/999-2362
360 Ritch Street, Suite 204
San Francisco, CA 94107


Lew, Lisa (BOS)

From: Somera, Alisa (BOS)
Sent: Friday, January 19, 2018 11:27 AM
To: BOS-Legislative Services
Subject: FW: Rules Committee -- File No. 180032, Privilege Waiver File

All... since I'm not sure who may be getting this, please note Supervisor Safai has waived his privilege to hear 180032 in Rules since this matter has fiscal impact. Please process and include this email in the legislative file.

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

 Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

~~~~~

*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

---

**From:** Sandoval, Suhagey (BOS)  
**Sent:** Thursday, January 18, 2018 7:13 PM  
**To:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>  
**Cc:** Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>  
**Subject:** Rules Committee -- File No. 180032, Privilege Waiver File

Hi, Angela:

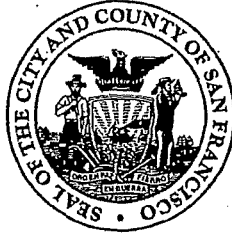
Am writing to inform you that Chair Safai, whom I've CC'd, would like to exercise his privilege of waiving his right and not requesting to have **File No. 180032, Shelter and Transitional Housing During Shelter Crisis – Selection of Sites; Waiver of Certain Requirements Regarding Contracting**, be heard at Rules Committee. If you need anything from us, please let us know, thank you! I hope everyone is having a good night.

Kind regards,

Suha

Suhagey G. Sandoval  
Legislative Aide  
Supervisor Ahsha Safai | District 11  
Office | 415.554.7896  
Cell | 415.918.9240  
Email | [Suhagey.Sandoval@sfgov.org](mailto:Suhagey.Sandoval@sfgov.org)

President, District 5  
BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-7630  
Fax No. 554-7634  
TDD/TTY No. 544-5227

BAS-11  
COB, Aides,  
Rules Clerk,  
BPT Clerk,  
Dep City Clerk,  
Mayor's Office

London Breed

PRESIDENTIAL ACTION

Date: 1/25/18

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,  
Pursuant to Board Rules, I am hereby:

2018 JAN 25 PM 1:40  
BOARD OF SUPERVISORS  
SAN FRANCISCO

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 180032 Mayor  
(Primary Sponsor)

Title: Ordinance authorizing Public Works, the Department of Homelessness and Supportive Housing, and the Department of Public Health to enter

Transferring (Board Rule No 3.3)

File No. \_\_\_\_\_  
(Primary Sponsor)

Title.

From: Rules Committee

To: Budget Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor \_\_\_\_\_

Replacing Supervisor \_\_\_\_\_

For: \_\_\_\_\_ Meeting  
(Date) (Committee)

London Breed, President  
Board of Supervisors

