

1 [Urging Department of Public Health To Divest From Buildings Owned by the Thakor Family  
2 Due to Building Code Violations]

3 **Resolution urging the Department of Public Health to divest all City and County of San**  
4 **Francisco resources from buildings owned and/or operated by the Thakor Family that**  
5 **have a history of building code violations or outstanding notices of violation, in the**  
6 **most expeditious and responsible manner possible, as well as developing and**  
7 **implementing a plan to relocate tenants currently still residing in these buildings.**  
8

9 WHEREAS, Single Room Occupancy (SRO) hotels offer housing of last resort for  
10 significant numbers of the most vulnerable San Francisco residents, including seniors,  
11 persons with disabilities, and others on low and/or fixed incomes; and  
12

13 WHEREAS, The Thakor family owns, manages, operates, and maintains at least 15  
14 SRO hotels in the Tenderloin, South of Market, mid-Market, and Mission neighborhoods,  
15 including the Admiral Hotel, Aldrich Hotel, Auburn Hotel, Balboa Hotel, Best Inn, Bristol Hotel,  
16 Budget Inn, Civic Center Hotel, Hotel Krupa, Jalaram Hotel, Kean Hotel, Kiran Hotel, Page  
17 Hotel, Warfield Hotel, and the Winton Hotel; and

18 WHEREAS, The Thakor family contracted with the City to provide publicly-funded  
19 transitional housing, obligating them to provide “clean, safe, habitable conditions”; and

20 WHEREAS, The Thakor family has defrauded the city by billing taxpayers for the  
21 provision of “clean, safe, habitable conditions” for tenants when in fact they have engaged in a  
22 pattern and practice of violating health, safety, and building codes designed to protect  
23 residents’ health, safety and tenancy rights, including but not limited to the practice of “musical  
24 rooms,” which entails forcing occupants to vacate their rooms before accumulating 30  
25 consecutive days of residency, thereby preventing tenants from acquiring tenancy rights and

1 is illegal under both state and local law; willfully allowing bedbug, cockroach and rodent  
2 infestations and severe mold and mildew in bathrooms and residential rooms; insufficient  
3 smoke detectors and defective and missing fire sprinklers; inoperable elevators and  
4 inadequate heat and bathroom facilities; raw sewage leaks; and hazardous dispersal of lead  
5 paint chips and dust during unlicensed construction work; and

6 WHEREAS, The Thakor family continues to submit claims to the City for payments  
7 under the aforementioned City contracts, falsely representing that their residential rooms are  
8 safe and habitable, when in fact many of the rooms in the above-mentioned hotels do not  
9 meet the minimum requirements of state and local habitability laws; and

10 WHEREAS, The Department of Public Health continues to make payments to the  
11 Thakor family, who remain in material breach of the City contracts requiring compliance with  
12 state and local law, and who continue to demonstrate an appalling pattern of unlawful  
13 conduct; and

14 WHEREAS, The longstanding and continuing violations of state and local laws  
15 designed to protect residents' health, safety and tenancy rights, by the Thakor family has  
16 resulted in the filing of a civil action by the City against the members of the Thakor family and  
17 their business affiliates for the above-detailed wrongdoing; and

18 WHEREAS, *The City and County of San Francisco and People of the State of*  
19 *California v. Balvantsinh "Bill" Thakor, et al.*, San Francisco Superior Court No. 539230 was  
20 filed on May 12, 2014, and is on file with the Clerk of the Board of Supervisors in File No.  
21 140567, which is hereby declared to be a part of this resolution as if set forth fully herein; now,  
22 therefore, be it

23 RESOLVED, That the San Francisco Board of Supervisors strongly urges the  
24 Department of Public Health to divest all City resources, investments, and financial contracts  
25

1 related to the sub-standard SRO hotels owned and/or operated by the Thakor family and their  
2 associates that are named in the above-titled civil action; and, be it

3 FURTHER RESOLVED, That the Department of Public Health is directed to catalog all  
4 the SRO hotels, including ownership, that have a history of, or outstanding, health, safety, and  
5 building code violations and establish a plan to similarly divest City resources, investments,  
6 and financial contracts related to these sub-standard SRO hotels; and, be it

7 FURTHER RESOLVED, That the Department of Public Health is exhorted to develop  
8 and implement a plan to relocate all tenants who are currently still residing in substandard  
9 residential rooms in the SRO hotels named in the City's civil action, *The City and County of*  
10 *San Francisco and People of the State of California v. Balvantsinh "Bill" Thakor, et al.*, San  
11 Francisco Superior Court No. 539230, and into residential placements that are clean,  
12 habitable, and safe.

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25