

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Evelyn Messinger](#)  
**Cc:** [Cosmo Place Park](#); [TBC Admin](#); [Randy Shaw](#); [LNHNA Executive Committee](#); [Lurie, Daniel \(MYR\)](#); [Modi, Kunal \(MYR\)](#); [MahmoodStaff](#); [MelgarStaff \(BOS\)](#); [jackie.felder@sfgov.org](#); [SauterStaff](#); [Logan, Samantha \(BOS\)](#); [Nagano, Tomio \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Do not extend the Monarch and Adante leases - BOS File No. 241067  
**Date:** Wednesday, February 26, 2025 2:21:00 PM  
**Attachments:** [image001.png](#)

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Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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[Board of Supervisors File No. 241067](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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**From:** Evelyn Messinger <emessinger1@gmail.com>  
**Sent:** Wednesday, February 26, 2025 11:37 AM  
**To:** Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Modi, Kunal (MYR) <kunal.modi@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; jackie.felder@sfgov.org; SauterStaff <SauterStaff@sfgov.org>; Logan, Samantha (BOS) <sam.logan@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Nagano, Tomio (BOS) <tomio.nagano@sfgov.org>  
**Cc:** Cosmo Place Park <cosmoplacepark@gmail.com>; TBC Admin

<info@tenderloinbusinesscoalition.com>; Randy Shaw <randy@thclinic.org>; LNHNA Executive Committee <ec@lowernobhill.org>

**Subject:** Do not extend the Monarch and Adante leases

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mayor Lurie and Members of the Board of Supervisors,

I am resident of Lower Nob Hill. I live near Post and Jones and so I catch the bus and have occasional reasons to go to Geary St near the Adante; it is always a scary, smelly and possibly dangerous experience. I attended a meeting of the Tenderloin Business Coalition, also attended by Kunal Modi, which made very clear to me the precarious state of Geary Blvd was based on these two homeless shelters. And now Mayor Lurie wants to open new homeless services in this neighborhood.

Do not extend the hotel's leases for even one year, as now seems the plan. Month by month, and then move them to other neighborhoods, or send the residents out of town. There is no reason why neighborhoods with no homeless facilities should not share the burden.

Respectfully,

Evelyn Messinger  
666 Post St

**From:** [Carroll, John \(BOS\)](#)  
**To:** [gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Cc:** ["TBC Admin"](#); ["Randy Shaw"](#); [LNHNA Executive Committee](#); [Lurie, Daniel \(MYR\)](#); [Modi, Kunal \(MYR\)](#); [MahmoodStaff](#); [MelgarStaff \(BOS\)](#); [SauterStaff](#); [Logan, Samantha \(BOS\)](#); [Nagano, Tomio \(BOS\)](#)  
**Subject:** RE: STOP THE CONVERSION OF TOURIST HOTELS (Tax payer cost average of \$7k a month per person) - BOS File No. 241067  
**Date:** Tuesday, February 25, 2025 11:18:00 AM  
**Attachments:** [image001.png](#)

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Thank you for your comment letter.

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---

**From:** [gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com) <[gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com)>  
**Sent:** Monday, February 24, 2025 4:07 PM  
**To:** [Lurie, Daniel \(MYR\) <daniel.lurie@sfgov.org>](mailto:daniel.lurie@sfgov.org); [Modi, Kunal \(MYR\) <kunal.modi@sfgov.org>](mailto:kunal.modi@sfgov.org); [MahmoodStaff <MahmoodStaff@sfgov.org>](mailto:MahmoodStaff@sfgov.org); [MelgarStaff \(BOS\) <melgarstaff@sfgov.org>](mailto:MelgarStaff@sfgov.org); [jackie.felder@sfgov.org](mailto:jackie.felder@sfgov.org); [SauterStaff <SauterStaff@sfgov.org>](mailto:SauterStaff@sfgov.org); [Logan, Samantha \(BOS\) <sam.logan@sfgov.org>](mailto:sam.logan@sfgov.org); [Carroll, John \(BOS\) <john.carroll@sfgov.org>](mailto:john.carroll@sfgov.org); [Nagano, Tomio \(BOS\) <tomio.nagano@sfgov.org>](mailto:tomio.nagano@sfgov.org)

**Cc:** 'TBC Admin' <info@tenderloinbusinesscoalition.com>; 'Randy Shaw' <randy@thclinic.org>; LNHNA Executive Committee <ec@lowernobhill.org>

**Subject:** STOP THE CONVERSION OF TOURIST HOTELS (Tax payer cost average of \$7k a month per person)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Honorable Mayor, Honorable Members of the Board of Supervisors, and John Carrol, I trust this email finds you well.

My name is Gwendolyn Wright. As a long-time resident, property owner and business owner on Post Street, in Lower Nob Hill I am writing to share my strong and fierce opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters, no matter the length of lease the City is proposing to sign with these hotels. I have been a homeowner and business owner in the Lower Nob Hill community for over twenty-five years, and during the past few years I have seen firsthand how this legislation has severely and negatively impacted our neighborhood. As a long-time taxpayer, I am acutely aware of the negative effects it has had on both the community and the quality of life for those who live and work here.

As a small business consultant, I have a first account view of how small businesses, once the heart of our community, have been forced to close due to an increase in the wrong type of foot traffic, leading to increased vacancies in our area compared to other neighborhoods. The decline in local commerce has also contributed to a noticeable drop in real estate values, which have decreased at a higher rate than in surrounding areas. At the same time, we are seeing a growing problem with loitering, open drug dealing and drug use, increased trash, graffiti, and dog waste, which further detracts from the cleanliness and livability of our streets and a continued tarnishing of San Francisco's already damaged reputation.

In addition to these visible issues, we have witnessed a troubling rise in criminal activity—ranging from break-ins, theft, and burglaries to armed robberies and the presence of drug dealers at bus stops day and night. Check out Geary for certain as well as Leavenworth and Larkin all the way up to Bush Street! The situation has become so dire that the Central Police Station is seeking to transfer a portion of Lower Nob Hill to the Tenderloin Police Station due to the dramatic increase in violent crime and drug activity, which they are not adequately equipped to manage.

The legislation has had devastating consequences on our community; therefore, I strongly urge a detailed economic analysis is completed and provided for public, in person review and discussion. I believe this step is necessary to ensure that all stakeholders are properly informed of the legislation's full impact.

Specifically, I'm concerned about the following:

- The conversions of the Adante and Monarchs hotels have had a negative economic impact on the Tenderloin, Lower Nob Hill, and Lower Polk neighborhoods, creating

multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.

- The city's multi-year conversion of the COVA tourist hotel into a shelter created a day and night drug scene that has left dozens of vacant storefronts in once thriving Little Saigon. The conversion of the Monarch, which is across the street from the large 1001 Geary Multi-Service Center, made nearby retail economically untenable; vacant storefronts now dominate a once prosperous part of lower Polk Street. Open air drug sales and drug use constantly day and night.
- There has been no economic impact analysis since these conversions; we have asked Emily Cohen of HSH several times without a response. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.
- Removing these hotels from tourist use for years does not support SF's stated goals of economic vitality
- There has been no community outreach preceding these conversions.
- While these shelters are meant to be for temporary placement, statistics received from HSH for the Adante and Monarch Hotels show that the shortest time frames for "pending" permanent placement of residents are well over 4 months in the case of the Adante and well over 6 months for the Monarch; those stays stretch to over 8 months, according to HSH reporting. At an average taxpayer cost of \$7k a month per person, per room. Much more than the rent for a market rate studio apartment!
- There doesn't seem to be any plan to address where the residents of these hotels can congregate, so it's usually on the sidewalks. This results in groups congregating to do drugs together day and night.
- No other area of the city appears to be under consideration for this type of hotel conversion to shelters: why are the Tenderloin, Lower Nob Hill and Lower Polk bearing the brunt?

The constituents of District 3 and District 5 are adversely affected by these conversions, and it's yet another example of the Tenderloin, Lower Nob Hill and Lower Polk St being used as a growing containment zone, thereby penalizing its residents and merchants. 447 Bush is a recent proposal to return hotel rooms to tourist use; I would ask that you request a plan to do the same for the Adante and Monarch Hotels once their current leases with the city expire. I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters.

**TO RULE IS TO SERVE. LISTEN TO YOUR CONSTITUENTS, PLEASE!**

Thank you for your attention to this important matter. I look forward to your consideration of this request.

Best,  
Gwendolyn Wright

.....

The Wright Consultants LLC

[www.thewrightconsultants.com](http://www.thewrightconsultants.com)

415-939-0577

**From:** [Carroll, John \(BOS\)](#)  
**To:** "Victoria P."  
**Cc:** [SauterStaff](#); [info@tenderloinbusinesscoalition.com](mailto:info@tenderloinbusinesscoalition.com); [samantha.logan@sfgov.org](mailto:samantha.logan@sfgov.org); [ofneighbors@gmail.com](mailto:ofneighbors@gmail.com); [MahmoodStaff](#); [MelgarStaff \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Lurie, Daniel \(MYR\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#)  
**Subject:** RE: Re Adante and Monarch Hotels - BOS File No. 241067  
**Date:** Friday, February 14, 2025 10:51:00 AM  
**Attachments:** [image001.png](#)

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Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

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[Board of Supervisors File No. 241067](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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**From:** Victoria P. <[victoriarcpons@gmail.com](mailto:victoriarcpons@gmail.com)>

**Sent:** Thursday, February 13, 2025 1:26 AM

**To:** [MahmoodStaff](mailto:MahmoodStaff@sfgov.org) <[MahmoodStaff@sfgov.org](mailto:MahmoodStaff@sfgov.org)>; [MelgarStaff \(BOS\)](mailto:MelgarStaff@sfgov.org) <[melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org)>; [Fielder, Jackie \(BOS\)](mailto:Jackie.Fielder@sfgov.org) <[Jackie.Fielder@sfgov.org](mailto:Jackie.Fielder@sfgov.org)>; [Carroll, John \(BOS\)](mailto:john.carroll@sfgov.org) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>; [Lurie, Daniel \(MYR\)](mailto:daniel.lurie@sfgov.org) <[daniel.lurie@sfgov.org](mailto:daniel.lurie@sfgov.org)>

**Cc:** [SauterStaff](mailto:SauterStaff@sfgov.org) <[SauterStaff@sfgov.org](mailto:SauterStaff@sfgov.org)>; [info@tenderloinbusinesscoalition.com](mailto:info@tenderloinbusinesscoalition.com); [samantha.logan@sfgov.org](mailto:samantha.logan@sfgov.org); [ofneighbors@gmail.com](mailto:ofneighbors@gmail.com)

**Subject:** Re Adante and Monarch Hotels

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Greetings,

As a someone who lives and works in the Tenderloin, I'm writing to share my opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters, particularly given the length of leases the City is proposing to sign with these hotels.

Specifically, I'm concerned about the following:

- -The conversions of the Adante and Monarchs hotels have had a negative economic impact on the Tenderloin and Lower Polk neighborhoods, creating multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.
- -There has been no economic impact analysis preceding these conversions; removing these hotels from tourist use for years does not support SF's stated goals of bringing business (and tourism) back.
- -There has been no community outreach preceding these conversions.
- -While these shelters are meant to be for temporary placement, statistics received from HSH for the Adante and Monarch Hotels show that the shortest time frames for "pending" permanent placement of residents are well over 4 months in the case of the Adante and well over 6 months for the Monarch; those stays stretch to over 8 months, according to HSH reporting.
- -There doesn't seem to be any plan to address where the residents of these hotels can congregate, so it's usually on the sidewalks.
- -No other area of the city appears to be under consideration for this type of hotel conversion to shelters: why are the Tenderloin and Lower Polk bearing the brunt?

The constituents of District 3 and District 5 are adversely affected by these conversions, and it's yet another example of the Tenderloin, Lower Nob Hill, and Lower Polk Street being used as a growing containment zone, thereby penalizing its residents and merchants. [447 Bush](#) is a recent proposal to return hotel rooms to tourist use; I would ask that you request a plan to do the same for the Adante and Monarch Hotels once their current leases with the city expire.

I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.

Thank you,  
Victoria Pons



**From:** [TBC Admin](#)  
**To:** [Carroll, John \(BOS\)](#)  
**Cc:** [gwen@thewrightconsultants.com](#); [ofneighbors@gmail.com](#); [LNHNA Executive Committee](#); [Logan, Samantha \(BOS\)](#); [Lurie, Daniel \(MYR\)](#); [MahmoodStaff](#); [MelgarStaff \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [SauterStaff](#); [dannny@dannyd3.com](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** Re: STOP THE CONVERSION OF TOURIST HOTELS (COSTLY \$7k A MONTH PER PERSON ONE ROOM SHELTERS - BOS File No. 241067  
**Date:** Thursday, January 30, 2025 2:14:49 PM  
**Attachments:** [image001.png](#)

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Honorable Members of the Board of Supervisors,

As the spokesperson for the Tenderloin Business Coalition, which is comprised of over 100 businesses and property owners in the TL, I am writing to express our deep concern and strong opposition to the ongoing conversion of tourist hotels into shelter housing. While we recognize the urgent need to address homelessness, the current strategy is severely impacting our local businesses and the overall economic health of our neighborhood.

The concentration of shelters resulting from these conversions has created a cascade of negative consequences. Our businesses are struggling with increased loitering, public drug use, and a rise in petty crime, deterring customers and creating an unsafe environment for employees and patrons. This has led to declining foot traffic, decreased sales, and in some cases, forced business closures. The very fabric of our commercial district is being eroded.

Beyond the immediate impact on individual businesses, these conversions negatively affect the perception of our neighborhood as a whole. This makes it harder to attract new businesses, retain existing ones, and encourage investment in our community. The long-term implications for our economic vitality are significant.

We understand the need for shelter, but the current approach is not a sustainable solution. It simply shifts the problem from one area to another, creating new challenges for the affected neighborhoods. A more holistic and balanced strategy is required, one that addresses the root causes of homelessness while also considering the needs of the business community.

We urge the Board of Supervisors to reconsider this strategy and engage in a meaningful dialogue with our business coalition and other stakeholders. We believe that a collaborative approach is essential to developing effective solutions that address homelessness without sacrificing the economic health of our neighborhoods. Specifically, we request that the Board consider:

- Investing in comprehensive solutions that address the root causes of homelessness, including affordable housing, mental health services, and addiction treatment.
- Developing a citywide plan for addressing homelessness that distributes resources equitably and avoids concentrating shelters in specific areas.
- Implementing measures to mitigate the negative impacts of shelters on surrounding businesses, such as increased security and sanitation services.
- Engaging with the business community to develop strategies that support both those experiencing homelessness and the economic vitality of our neighborhoods.

We are committed to working with the Board to find solutions that are both compassionate and economically responsible. The future of our neighborhood depends on it.

Thank you,

Jamie Flanagan

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Tenderloin Business Coalition

415-236-3746

[info@tenderloinbusinesscoalition.com](mailto:info@tenderloinbusinesscoalition.com)

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[Share Your Story](#)

On Thu, Jan 30, 2025 at 11:48 AM Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)> wrote:

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**From:** [gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com) <[gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com)>

**Sent:** Thursday, January 30, 2025 11:21 AM

**To:** Lurie, Daniel (MYR) <[daniel.lurie@sfgov.org](mailto:daniel.lurie@sfgov.org)>; MahmoodStaff <[MahmoodStaff@sfgov.org](mailto:MahmoodStaff@sfgov.org)>; MelgarStaff (BOS) <[melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org)>; Fielder, Jackie (BOS) <[Jackie.Fielder@sfgov.org](mailto:Jackie.Fielder@sfgov.org)>; Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>; SauterStaff <[SauterStaff@sfgov.org](mailto:SauterStaff@sfgov.org)>; [danny@dannyd3.com](mailto:danny@dannyd3.com); [gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com)

**Cc:** [ofneighbors@gmail.com](mailto:ofneighbors@gmail.com); LNHNA Executive Committee <[ec@lowernobhill.org](mailto:ec@lowernobhill.org)>; Logan, Samantha (BOS) <[sam.logan@sfgov.org](mailto:sam.logan@sfgov.org)>; [info@tenderloinbusinesscoalition.com](mailto:info@tenderloinbusinesscoalition.com)

**Subject:** STOP THE CONVERSION OF TOURIST HOTELS (COSTLY \$7k A MONTH PER PERSON ONE ROOM SHELTERS

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Dear Honorable Mayor, Honorable Members of the Board of Supervisors, and John Carrol,

I trust this email finds you well.

As a long-time resident, property owner and business owner on Post Street, in Lower Nob Hill I am writing to share my opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters, particularly given the length of leases the City is proposing to sign with these hotels. I have been a homeowner and business owner in the Lower Nob Hill community for over twenty-five years, and during the past few years I have seen firsthand how this legislation has severely and negatively impacted our neighborhood. As a long-time taxpayer, I am acutely aware of the negative effects it has had on both the community and the quality of life for those who live and work here.

Small businesses, once the heart of our community, have been forced to close, leading to increased vacancies in our area compared to other neighborhoods in the city. The decline in local commerce has also contributed to a noticeable drop in real estate values, which have

decreased at a higher rate than in surrounding areas. At the same time, we are seeing a growing problem with loitering, open drug dealing and drug use, trash, graffiti, and dog waste, which further detracts from the cleanliness and livability of our streets and a continued tarnishing of San Francisco's already damaged reputation.

In addition to these visible issues, we have witnessed a troubling rise in criminal activity—ranging from break-ins, theft, and burglaries to armed robberies and the presence of drug dealing occurring day and night in alleyways. The situation has become so dire that the Central Police Station is seeking to transfer a portion of Lower Nob Hill to the Tenderloin Police Station due to the dramatic increase in violent crime and drug activity, which they are not adequately equipped to manage.

The legislation has had devastating consequences on our community; therefore, I strongly urge a detailed economic analysis is completed and provided for public, in person review and discussion. I believe this step is necessary to ensure that all stakeholders are properly informed of the legislation's full impact.

Specifically, I'm concerned about the following:

- The conversions of the Adante and Monarchs hotels have had a negative economic impact on the Tenderloin, Lower Nob Hill, and Lower Polk neighborhoods, creating multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.
- The city's multi-year conversion of the COVA tourist hotel into a shelter created a drug scene that has left dozens of vacant storefronts in once thriving Little Saigon. The conversion of the Monarch, which is across the street from the large 1001 Geary Multi-Service Center, made nearby retail economically untenable; vacant storefronts now dominate a once prosperous part of lower Polk Street.
- There has been **no economic impact analysis since these conversions**; removing these hotels from tourist use for years does not support SF's stated goals of bringing business (and tourism) back.
- There has been **no community outreach preceding these conversions**.
- While these shelters are meant to be for temporary placement, statistics received from HSH for the Adante and Monarch Hotels show that the shortest time frames for "pending" permanent placement of residents are well over 4 months in the case of the Adante and well over 6 months for the Monarch; those stays stretch to over 8 months, according to HSH reporting. At an average of \$7k a month per person, per room. Much more than the rent for a market rate studio apartment!
- There doesn't seem to be any plan to address where the residents of these hotels can congregate, so it's usually on the sidewalks. This results in groups congregating to do drugs together.
- No other area of the city appears to be under consideration for this type of hotel

conversion to shelters: why are the Tenderloin, Lower Nob Hill and Lower Polk bearing the brunt?

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I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.

Thank you for your attention to this important matter. I look forward to your consideration of this request.

Best,

Gwendolyn Wright

**From:** [Carroll, John \(BOS\)](#)  
**To:** ["gwen@thewrightconsultants.com"](#)  
**Cc:** [ofneighbors@gmail.com](#); [LNHNA Executive Committee](#); [Logan, Samantha \(BOS\)](#); [info@tenderloinbusinesscoalition.com](#); [Lurie, Daniel \(MYR\)](#); [MahmoodStaff](#); [MelgarStaff \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [SauterStaff](#); [danny@dannyd3.com](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: STOP THE CONVERSION OF TOURIST HOTELS (COSTLY \$7k A MONTH PER PERSON ONE ROOM SHELTERS - BOS File No. 241067  
**Date:** Thursday, January 30, 2025 11:48:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

- [Board of Supervisors File No. 241067](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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**From:** [gwen@thewrightconsultants.com](#) <[gwen@thewrightconsultants.com](#)>

**Sent:** Thursday, January 30, 2025 11:21 AM

**To:** [Lurie, Daniel \(MYR\)](#) <[daniel.lurie@sfgov.org](#)>; [MahmoodStaff](#) <[MahmoodStaff@sfgov.org](#)>; [MelgarStaff \(BOS\)](#) <[melgarstaff@sfgov.org](#)>; [Fielder, Jackie \(BOS\)](#) <[Jackie.Fielder@sfgov.org](#)>; [Carroll, John \(BOS\)](#) <[john.carroll@sfgov.org](#)>; [SauterStaff](#) <[SauterStaff@sfgov.org](#)>; [danny@dannyd3.com](#); [gwen@thewrightconsultants.com](#)

**Cc:** [ofneighbors@gmail.com](#); [LNHNA Executive Committee](#) <[ec@lowernobhill.org](#)>; [Logan, Samantha \(BOS\)](#) <[sam.logan@sfgov.org](#)>; [info@tenderloinbusinesscoalition.com](#)

**Subject:** STOP THE CONVERSION OF TOURIST HOTELS (COSTLY \$7k A MONTH PER PERSON ONE ROOM SHELTERS

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Honorable Mayor, Honorable Members of the Board of Supervisors, and John Carrol, I trust this email finds you well.

As a long-time resident, property owner and business owner on Post Street, in Lower Nob Hill I am writing to share my opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters, particularly given the length of leases the City is proposing to sign with these hotels. I have been a homeowner and business owner in the Lower Nob Hill community for over twenty-five years, and during the past few years I have seen firsthand how this legislation has severely and negatively impacted our neighborhood. As a long-time taxpayer, I am acutely aware of the negative effects it has had on both the community and the quality of life for those who live and work here.

Small businesses, once the heart of our community, have been forced to close, leading to increased vacancies in our area compared to other neighborhoods in the city. The decline in local commerce has also contributed to a noticeable drop in real estate values, which have decreased at a higher rate than in surrounding areas. At the same time, we are seeing a growing problem with loitering, open drug dealing and drug use, trash, graffiti, and dog waste, which further detracts from the cleanliness and livability of our streets and a continued tarnishing of San Francisco's already damaged reputation.

In addition to these visible issues, we have witnessed a troubling rise in criminal activity—ranging from break-ins, theft, and burglaries to armed robberies and the presence of drug dealing occurring day and night in alleyways. The situation has become so dire that the Central Police Station is seeking to transfer a portion of Lower Nob Hill to the Tenderloin Police Station due to the dramatic increase in violent crime and drug activity, which they are not adequately equipped to manage.

The legislation has had devastating consequences on our community; therefore, I strongly urge a detailed economic analysis is completed and provided for public, in person review and discussion. I believe this step is necessary to ensure that all stakeholders are properly informed of the legislation's full impact.

Specifically, I'm concerned about the following:

- The conversions of the Adante and Monarchs hotels have had a negative economic impact on the Tenderloin, Lower Nob Hill, and Lower Polk neighborhoods, creating multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.
- The city's multi-year conversion of the COVA tourist hotel into a shelter created a drug scene that has left dozens of vacant storefronts in once thriving Little Saigon. The conversion of the Monarch, which is across the street from the large 1001 Geary Multi-

Service Center, made nearby retail economically untenable; vacant storefronts now dominate a once prosperous part of lower Polk Street.

- There has been **no economic impact analysis since these conversions**; removing these hotels from tourist use for years does not support SF's stated goals of bringing business (and tourism) back.
- There has been **no community outreach preceding these conversions**.
- While these shelters are meant to be for temporary placement, statistics received from HSH for the Adante and Monarch Hotels show that the shortest time frames for "pending" permanent placement of residents are well over 4 months in the case of the Adante and well over 6 months for the Monarch; those stays stretch to over 8 months, according to HSH reporting. At an average of \$7k a month per person, per room. Much more than the rent for a market rate studio apartment!
- There doesn't seem to be any plan to address where the residents of these hotels can congregate, so it's usually on the sidewalks. This results in groups congregating to do drugs together.
- No other area of the city appears to be under consideration for this type of hotel conversion to shelters: why are the Tenderloin, Lower Nob Hill and Lower Polk bearing the brunt?

The constituents of District 3 and District 5 are adversely affected by these conversions, and it's yet another example of the Tenderloin, Lower Nob Hill and Lower Polk St being used as a growing containment zone, thereby penalizing its residents and merchants. 447 Bush is a recent proposal to return hotel rooms to tourist use; I would ask that you request a plan to do the same for the Adante and Monarch Hotels once their current leases with the city expire. I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.

Thank you for your attention to this important matter. I look forward to your consideration of this request.

**Best,**  
**Gwendolyn Wright**



**From:** [Carroll, John \(BOS\)](#)  
**To:** [Billy Allen](#)  
**Cc:** [SauterStaff](#); [info@tenderloinbusinesscoalition.com](mailto:info@tenderloinbusinesscoalition.com); [Logan, Samantha \(BOS\)](#); [ofneighbors@gmail.com](mailto:ofneighbors@gmail.com); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [MahmoodStaff](#); [MelgarStaff \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Lurie, Daniel \(MYR\)](#)  
**Subject:** RE: Hotel Conversion Concern - BOS File No. 241067  
**Date:** Thursday, January 30, 2025 10:51:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-  
[Board of Supervisors File No. 241067](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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**From:** Billy Allen <wsallen@me.com>

**Sent:** Wednesday, January 29, 2025 8:46 PM

**To:** MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>

**Cc:** SauterStaff <SauterStaff@sfgov.org>; info@tenderloinbusinesscoalition.com; Logan, Samantha (BOS) <sam.logan@sfgov.org>; ofneighbors@gmail.com

**Subject:** Hotel Conversion Concern

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear SF Leaders,

As a resident of the Tenderloin for over six years, I'm writing to share my opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters, particularly given the length of leases the City is proposing to sign with these hotels.

Specifically, I'm concerned about the following:

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- The
- conversions of the Adante and Monarchs hotels have had a negative economic impact on the Tenderloin and Lower Polk neighborhoods, creating multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.
  
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- There
- has been no economic impact analysis preceding these conversions; removing these hotels from tourist use for years does not support SF's stated goals of bringing business (and tourism) back.
  
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- There
- has been no community outreach preceding these conversions.
  
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- While
- these shelters are meant to be for temporary placement, statistics received from HSH

for the Adante and Monarch Hotels show that the shortest time frames for “pending” permanent placement of residents are well over 4 months in the case of the Adante and well

- over 6 months for the Monarch; those stays stretch to over 8 months, according to HSH reporting.

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- There
- doesn't seem to be any plan to address where the residents of these hotels can congregate, so it's usually on the sidewalks.

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- No
- other area of the city appears to be under consideration for this type of hotel conversion to shelters: why are the Tenderloin and Lower Polk bearing the brunt?

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The constituents of District 3 and District 5 are adversely affected by these conversions, and it's yet another example of the Tenderloin, Lower Nob Hill and Lower Polk St being used as a growing containment zone, thereby penalizing its residents and merchants. [447 Bush](#) is a recent proposal to return hotel rooms to tourist use; I would ask that you request a plan to do the same for the Adante and Monarch Hotels once their current leases with the city expire.

I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.

Thank you,  
Billy Allen  
O'Farrell & Leavenworth

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Bryan](#)  
**Cc:** [SauterStaff](#); [info@tenderloinbusinesscoalition.com](mailto:info@tenderloinbusinesscoalition.com); [Logan, Samantha \(BOS\)](#); [ofneighbors@gmail.com](mailto:ofneighbors@gmail.com); [Fielder, Jackie \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MahmoodStaff](#); [Lurie, Daniel \(MYR\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Adante and Monarch - BOS File No. 241067  
**Date:** Thursday, January 30, 2025 10:51:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 241067](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

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---

**From:** Bryan <canyonbryan84@gmail.com>

**Sent:** Wednesday, January 29, 2025 11:59 AM

**To:** Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>

**Cc:** SauterStaff <SauterStaff@sfgov.org>; info@tenderloinbusinesscoalition.com; Logan, Samantha (BOS) <sam.logan@sfgov.org>; ofneighbors@gmail.com

**Subject:** Adante and Monarch

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I'm a long-time resident of the Tenderloin. I live two blocks from the Adante and three blocks from the Monarch, which are slated for more permanent conversion to supportive housing.

Although the City needs all types of supportive housing, these projects get disproportionately assigned to the Tenderloin, TenderNob, and Civic Center areas, whereas other neighborhoods seem to be treated quite differently. Because we're in low-income and ethnically/linguistically/religiously diverse areas, politicians from across the City know that the Tenderloin/TenderNob/Civic Center area residents won't deliver the same political pushback as, say, the residents of the Marina will -- where temporary shelters during Covid have seemingly all been converted back to tourist hotels.

As well all know, tourism and conventions in the City have suffered due to national negative perceptions of San Francisco. This is in a large part due to the fact that the hotels where tourists and conventioners stay, in Union Square and SOMA, butt right up against the neighborhoods which are the most over-saturated with supportive housing and social services. These services are beautiful and important and we need more of them but, unfortunately, they often result in a slight negative impact on the surrounding area. The unspoken policy of the City -- since at least the Agnos administration -- has been to shoehorn this all into the Tenderloin/TenderNob/Civic Center and all of these slight negative impacts have now been compounding for decades, to the near ruin of area.

The decades-old "containment zone" strategy, plus Covid, plus the fentanyl epidemic, plus a general neglect by the City has decimated our neighborhood. The Tenderloin/TenderNob has lost so many businesses and so much of our vibrancy in the past few years. It's long overdue that the City start correcting course come up with a more equitable solution. An easy first step is for you to return the Adante and Monarch back into tourist hotels and to decline turning them into permanent supportive housing.

Thank you,

Bryan

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Diana H](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Charlie Sciammas](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Cc:** [SauterStaff](#); [TBC Admin](#); [Logan, Samantha \(BOS\)](#); [ofneighbors@gmail.com](#); [MahmoodStaff](#); [MelgarStaff \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Lurie, Daniel \(MYR\)](#)  
**Subject:** RE: Hotel leases for Adante and Monarch hotels - BOS File No. 241067  
**Date:** Wednesday, January 29, 2025 10:40:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

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-

[Board of Supervisors File No. 241067](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

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---

**From:** Diana H <dido2android@gmail.com>

**Sent:** Wednesday, January 29, 2025 6:11 AM

**To:** MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>

**Cc:** SauterStaff <SauterStaff@sfgov.org>; TBC Admin <info@tenderloinbusinesscoalition.com>; Logan, Samantha (BOS) <sam.logan@sfgov.org>; ofneighbors@gmail.com

**Subject:** Hotel leases for Adante and Monarch hotels

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Hello -

As a long time resident and property owner in the Tenderloin, I'm writing to share my opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters. I'm particularly opposed given the length of the leases (up to 10 years) the City is proposing to sign with these hotels.

Specifically, I'm concerned about the following:

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- 
- The conversions of the Adante and Monarchs hotels have had a negative economic impact
- on the Tenderloin and Lower Polk neighborhoods, creating multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.
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- 
- There has been no economic impact analysis preceding these conversions; removing these
- hotels from tourist use for years does not support SF's stated goals of bringing business (and tourism) back.
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- 
- 
- There has been no community outreach preceding these conversions.
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- 
- While these shelters are meant to be for
- *temporary* placement, statistics received from HSH for the Adante and Monarch Hotels show that the shortest time frames for "pending" permanent placement of residents are well over 4 months in the case of the Adante and well over 6 months for the Monarch;
- those stays stretch to over 8 months, according to HSH reporting.
- 
- 
- 
- There doesn't seem to be any plan to address where the residents of these hotels can

- congregate, so it's usually on the sidewalks.
- 
- 
- 
- No other area of the city appears to be under consideration for this type of hotel
- conversion to shelters: why are the Tenderloin and Lower Polk bearing the brunt?
- 

The constituents of District 3 and District 5 are adversely affected by these conversions, and it's yet another example of the Tenderloin, Lower Nob Hill and Lower Polk St being used as a growing containment zone, thereby penalizing its residents and merchants. [447 Bush](#) is a recent proposal to return hotel rooms to tourist use; I would ask that you request a plan to do the same for the Adante and Monarch Hotels once their current leases with the city expire.

I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.

Thank you,  
Diana Helander