

1 [Preserve Civic Center Hotel]

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3 **Resolution urging the United Association of Journeymen and Apprentices of the**
4 **Plumbing and Pipefitting Industry Local 38 Pension Trust Fund to seismically retrofit**
5 **and preserve the Civic Center Hotel.**

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7 WHEREAS, The Civic Center Hotel, located at 20 12th street, is a 156 unit residential
8 hotel owned by the United Association of Journeymen and Apprentices of the Plumbing and
9 Pipefitting Industry (U.A.) Local 38 Pension Trust Fund; and

10 WHEREAS, The Civic Center Hotel provides affordable housing to San Franciscans
11 who are currently under-served in the current matrix of City housing options; and

12 WHEREAS, According to hotel management there are currently 113 permanent rooms
13 at the Civic Center Hotel offering around 120 residents, including seniors, people with
14 disabilities, families, students, and the working poor permanent tenancy and long term
15 housing options; and

16 WHEREAS, Despite the obvious need to preserve affordable housing, the U.A. Local
17 38 Pension Trust Fund has filed plans to demolish the Civic Center Hotel; and

18 WHEREAS, If the building were demolished most of the current tenants would end up
19 homeless, face rent increases of 30% to 200% or have to leave San Francisco entirely; and,

20 WHEREAS, The U.A. Local 38 Pension Trust Fund has been negligent as a landlord
21 as evidenced by its refusal to retrofit the residential hotel to withstand earthquakes in violation
22 of San Francisco Building Code Chapter 16B-C and its failure to install sprinklers in
23 accordance with the City's Residential Hotel Sprinkler Ordinance -- San Francisco Housing
24 Code section 904 and San Francisco Fire Code section 9001.1.3; and

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Chris Daly

BOARD OF SUPERVISORS

1 WHEREAS, On April 19, 2006, the City and County of San Francisco filed with the
2 California Superior Court a Complaint for Injunctive and Other Relief against U.A Local 38
3 Pension Trust Fund for its failure to keep the building up to code and for maintaining “a public
4 nuisance”; now, therefore, be it

5 RESOLVED, That the San Francisco Board of Supervisors calls for the U.A. Local 38
6 Pension Trust Fund to abandon its plans to demolish the hotel and do the necessary
7 maintenance to bring the building into compliance with San Francisco Building and Housing
8 Codes, thus preserving the residential hotel as essential housing option for low income San
9 Franciscans.

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