



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

Lease & Property Management Agreements: Four Permanent Supportive Housing Sites

Budget and Finance Committee | December 7, 2022



Lease & Property Management Agreements

• Five acquired sites ready to operate as **Permanent Supportive Housing**.

• Need **master lease and property management agreement** with the non-profit property management provider.

Resolutions (no extensive rehab)

- 1321 Mission Street*
- 333 12th Street

Ordinances (Ch. 6 waivers for rehab)

- 3061 16th Street
- 5630 Mission Street
- 835 Turk Street

*Heard at Budget and Finance on 11/9

Legislation: Property Management & Lease

- Authorizes DRE & HSH to enter an Agreement with the selected non-profit Property Manager to **lease, operate, and maintain the property**.
- **Exempt properties** from contracting requirements under Admin. Code Ch. 6 and **require compliance** with the **prevailing wage and apprenticeship requirements** of Admin Code Section 23.61 and **competitive procurement** under Admin Code Section 14B.

Lease Agreement & Property Management Agreement

- **Term:** 5 years; option for 5-year extension.
- **Rent:** \$1 per year - below-market rent serves public purpose by providing supportive housing to low-income households.
- **Property Mgt Services:** Ongoing management, maintenance and operation of the Property as PSH in line with housing-first & other supportive housing policies.

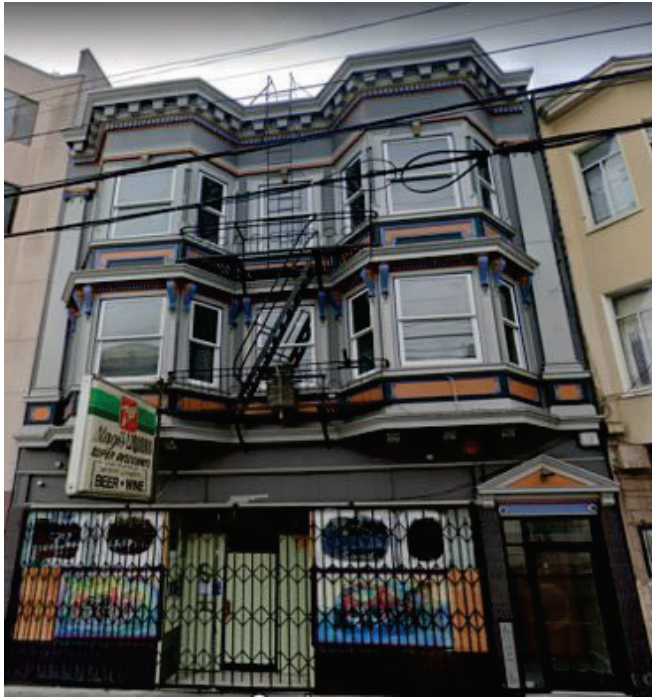
333 12th Street: Project Background

- Permanent Supportive Housing:
 - **200 units** with **618 bedrooms**
 - Serves families
- Property Management Provider selected through RFP #138:
Abode Services
- Lease & Property Mgt Agreement:
 - Not to Exceed: \$20,080,000
- Homekey: **\$56.6 million awarded**



Property at 333 12th Street

3061 16th Street: Project Background



Property at 3061 16th Street

- Permanent Supportive Housing:
 - **25 units**
 - Serves young adults 18 - 24
- Property Management Provider selected through SOI #134.1: **Dolores Street Community Services**
- Lease & Property Mgt Agreement:
 - Not to Exceed: \$7,446,000
- Homekey: **\$7.5 million accepted**

5630 Mission Street: Project Background

- Permanent Supportive Housing:
 - **52 units**
 - Serves young adults 18 – 24
- Property Management Provider selected through SOI #134.1: **Dolores Street Community Services**
- Lease & Property Mgt Agreement:
 - Not to Exceed: \$11,636,000
- Homekey: **\$16.8 million awarded**
 - Accept and Expend legislation before Budget and Finance in January 2023



Property at 5630 Mission Street

835 Turk Street: Project Background

- Permanent Supportive Housing:
 - **114 units**
 - Private bathrooms
 - Serves adults
- Property Management Provider selected through SOI #134.2: **Five Keys Schools and Programs**
 - Not to Exceed: \$16,682,000
- Homekey: N/A



Property at 835 Turk Street



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Questions?

Thank you!

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