



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.

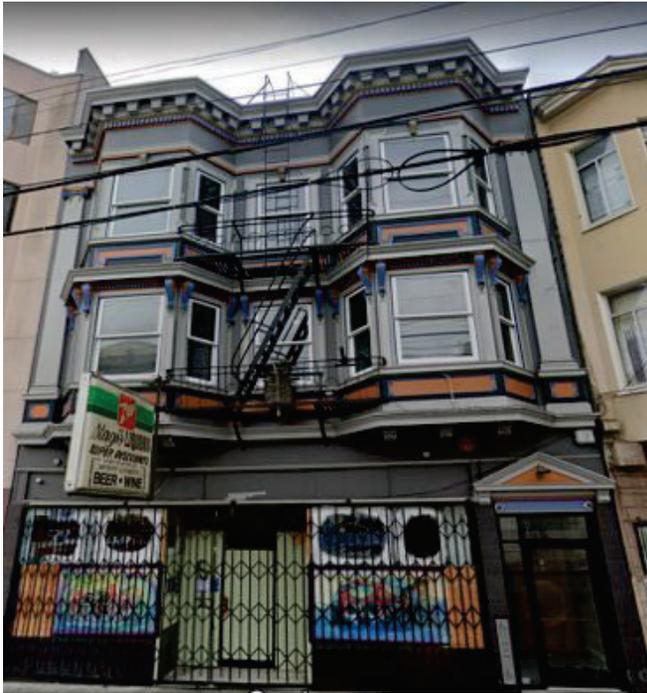
# 333 12th Street: Project Background

- 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 12<sup>th</sup> Street*

# 3061 16<sup>th</sup> Street: Project Background



Property at 3061 16<sup>th</sup> 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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