

BOARD of SUPERVISORS



City Hall
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MEMORANDUM

TO: Abigail Stewart-Kahn, Interim Director, Department of Homelessness and Supportive Housing
Our City, Our Home Oversight Committee, Care of the Office of the Controller, Ben Rosenfield
Rich Hillis, Director, Planning Department
Anne Pearson, Office of the City Attorney
Eric D. Shaw, Director, Mayor's Office of Housing and Community Development

FROM: John Carroll, Assistant Clerk, Government Audit and Oversight Committee, Board of Supervisors

DATE: January 20, 2021

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Government Audit and Oversight Committee has received the following proposed legislation, introduced by Supervisor Safai on January 12, 2021:

File No. 210038

Resolution urging the Department of Homelessness and Supportive Housing to work with the Our City, Our Home Oversight Committee, Planning Department, City Attorney, Mayor's Office of Housing Community Development, and California Department of Housing and Community Development to identify and determine possible hotels to purchase, that includes the City's current 25 leased Shelter-in-Place Hotels to consider if these hotels can be permanently acquired through state and local funds and/or offer a long-term lease option that shall not be less than ten years.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Office of Chair Preston
Office of Supervisor Safai
Dylan Schneider, Department of Homelessness and Supportive Housing
Emily Cohen, Department of Homelessness and Supportive Housing
Todd Rydstrom, Office of the Controller
Adam Varat, Planning Department
AnMarie Rodgers, Planning Department
Dan Sider, Planning Department
Aaron Starr, Planning Department
Eugene Flannery, Mayor's Office of Housing and Community Development
Amy Chan, Mayor's Office of Housing and Community Development

1 [Urging the City and County of San Francisco to Revise Shelter-in-Place Hotels' Standard
2 Agreements with Existing Owners to Include an Option to Purchase the Hotels and/or a Long-
3 Term Lease]

4 **Resolution urging the Department of Homelessness and Supportive Housing to work**
5 **with the Our City, Our Home Oversight Committee, Planning Department, City Attorney,**
6 **Mayor's Office of Housing Community Development, and California Department of**
7 **Housing and Community Development to identify and determine possible hotels to**
8 **purchase, that includes the City's current 25 leased Shelter-in-Place Hotels to consider**
9 **if these hotels can be permanently acquired through state and local funds and/or offer**
10 **a long-term lease option that shall not be less than ten years.**

11
12 WHEREAS; The number of people experiencing homelessness has continued to grow
13 in the City and County of San Francisco exponentially the last five years; and

14 WHEREAS, In 2019 the City identified 8,035 people experiencing homelessness during
15 the City's biennial Homeless Point-in Time Count and Survey; and

16 WHEREAS, The 2021 follow up Homeless Point-in-Time Count and Survey was
17 cancelled due to the surging COVID-19 cases throughout California, and local mandates to
18 Shelter in Place; and

19 WHEREAS, In March 2020, a Shelter-in-Place order was issued by the San Francisco
20 Department of Public Health due to the community spread of COVID-19; and

21 WHEREAS, The City activated the first Shelter-in-Place (SIP) hotel in April 2020,
22 providing the City's most vulnerable people experiencing homelessness shelter at local
23 unused hotels; and

24 WHEREAS, California Project Roomkey assisted the City in housing thousands of
25 unhoused residents for the past nine months during the global pandemic; and

1 WHEREAS, In November 2020, California Governor Gavin Newsom announced new
2 funds for Project Roomkey, through its successor program Homekey, which is providing
3 funding to counties and cities to purchase and rehab buildings for permanent supportive
4 housing for their unsheltered population; and

5 WHEREAS, On December 8, 2020, the Board of Supervisors approved the acquisition
6 of the Granada Hotel at 1000 Sutter Street for permanent housing using the Homekey match
7 funding by Resolution No. 554-20, and the Mayor signed the legislation on December 11,
8 2020, which was three days after Board approval and less than 30 days from when item was
9 initially heard at the Budget and Finance Committee; and

10 WHEREAS, The Our City, Our Home Oversight Committee (Committee) was formed
11 after the historic voter approval in November 2018, Proposition C: San Francisco Gross
12 Receipts Tax for Homelessness Services Initiative; and since Prop C was a people's initiative,
13 the Committee should be provided with all relevant information on potential hotel acquisitions
14 and any recommendations of the Our City, Our Home Oversight Committee should be
15 respected; and

16 WHEREAS, The Committee has recommended the Homekey Grant match use
17 alternative funding sources, and only use Our City, Our Home funds as a last resort; and

18 WHEREAS, This resolution seeks to urge coordination to identify all available housing
19 acquisition funds in order to purchase existing hotels being used to house San Francisco's
20 most vulnerable unsheltered individuals; and

21 WHEREAS, Precedent has been established through the acquisition of the Granada
22 Hotel that the Department of Homelessness and Supportive Housing (HSH), Committee,
23 Planning Department, City Attorney's Office, Mayor's Office of Housing and Community
24 Development, and California Department of Housing and Community Development can
25 identify and determine which of the 25 Shelter-in-Place Hotels can be permanently acquired

1 through the California Homekey Program and other recently passed ballot measures within 45
2 days from January 12, 2021; and

3 WHEREAS, If not articulated in existing Standard Agreement contracts with current SIP
4 Hotel owners, this Resolution would urge an immediate amendment to all 25 existing SIP
5 Hotels to offer the City and County of San Francisco the option to purchase or provide a long-
6 term lease option for such hotels, and that such contractual amendments to these existing
7 contracts be made within 45 days; and

8 WHEREAS, This Resolution seeks to urge the identification and negotiation of hotels
9 to purchase that have not yet been identified by the City and County of San Francisco through
10 the SIP Hotel selection; and

11 WHEREAS, On December 8, 2020, the Board of Supervisors unanimously passed
12 Emergency Ordinance No. 273-20 limiting COVID-19 impacts by not moving people
13 experiencing homelessness currently placed in Shelter-in-Place Hotel rooms;” and

14 WHEREAS, Having an option to purchase existing Shelter-in-Place Hotels saves cost,
15 as it relates to new construction projects, and enables the City to permanently house people
16 at a more rapid rate; and

17 WHEREAS, The COVID-19 pandemic has provided a unique opportunity for the City
18 and County of San Francisco to make a substantial, sustainable, and impactful change and
19 reduction to people experiencing homelessness on our streets through the following funding
20 sources: Our City, Our Home Funds, state and federal funds similar to the state’s Homekey
21 Program, recently passed propositions, and existing housing funds through the Mayor’s Office
22 of Housing and Community Development; now, therefore, be it

23 RESOLVED, That the Board of Supervisors of the City and County of San Francisco is
24 committed to acquiring as many Shelter-in-Place (SIP) Hotels as funding will allow; and, be it

25

1 FURTHER RESOLVED, That the Board urges the Department of Homelessness and
2 Supportive Housing to work with the Our City, Our Home Oversight Committee, Planning
3 Department, City Attorney, Mayor’s Office of Housing and Community Development, and
4 California Department of Housing and Community Development to identify and determine
5 possible hotels to purchase, that includes the City’s current 25 leased SIP Hotels to consider if
6 these hotels can be permanently acquired through state and local funds; and, be it

7 FURTHER RESOLVED, That the Board urges that those SIP Hotels that are not
8 acquired by the City shall be considered and offered long-term leases that shall not be less
9 that ten years; and, be it

10 FURTHER RESOLVED, That the Board values the goals set by the Our City, Our
11 Home Oversight Committee’s community process that seeks to re-house as many unhoused
12 people as possible and to help extremely low-income people keep their housing to
13 measurably decrease homelessness and prevent inflow into homelessness.

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Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Topic submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Safai

Subject:

Urging City and County of San Francisco to immediately revise all 25 Shelter-in-Place hotels Standard Agreement with existing owners to include an option to purchase the hotels and/ or long-term lease them and to explore purchasing other hotels not yet identified

The text is listed:

Resolution Requires the Department of Homelessness and Supportive Housing to Work with Our City Our Home Oversight Body (OCOH), the Planning Department, City Attorney, Mayor's Office of Housing Community Development and California Department of Housing and Community Development to identify and determine possible hotels to purchase that includes accessing the City's current 25 leased Shelter-in-Place Hotels and to see if These Hotels Can be Permanently Acquired Through the State and Local Funds, such as the State's Homekey Program and Other Recently Passed Ballot Measures, like November 2018 Prop C, within 45 days from January 12, 2021.

Signature of Sponsoring Supervisor:

