Resolution authorizing the Master Lease of the Windsor Hotel at 238 Eddy Street for the Department of Public Health.

WHEREAS, The Department of Public Health has created a "Direct Access to Housing" program, which is designed to secure affordable housing for extremely low-income San Francisco residents by having the City or a nonprofit entity master lease privately owned buildings and then sublease residential units in those buildings to individuals (whether alone or as members of a household) who are medically frail and/or at-risk of homelessness, and/or who have recently exited homeless shelters or residential treatment programs, all of whom are capable of living independently with on-site support services; and,

WHEREAS, The Windsor Hotel, located at 238 Eddy Street, owned by TJ-T, LLC ("Landlord"), presents an opportunity to provide clean and stable housing for approximately 94 such individuals who otherwise would be circulating through the City's emergency shelter and health systems and provide space for the Housing and Urban Health Clinic ("Clinic"), a Federally Qualified Health Care Clinic, delivering medical, psychiatric and adjunct services to formerly homeless persons now being housed through the Department of Public Health's Direct Access to Housing and Human Services Agency's Housing First models; and,

WHEREAS, The City's master leasing of the Windsor Hotel and subleasing units in the Windsor Hotel to eligible tenants will ensure the proper maintenance and management of the property to serve an at-risk population; and,
WHEREAS, Upon the master leasing of the Windsor Hotel, City will contract with a property management company to manage the day-to-day operations of the Windsor Hotel; and,

WHEREAS, In addition to the leasing of units to at-risk individuals, the Department of Public Health will also provide a comprehensive array of on-site services including mental health services, life skills development, crisis intervention, access to medical care, and meals; and,

WHEREAS, In accordance with the recommendation of the Director of the Department of Public Health, that the Director of Property, on behalf of the City and County of San Francisco, as Tenant, be and hereby is authorized to execute a master lease (the "Master Lease") with Landlord for the Windsor Hotel; and,

WHEREAS, The Master Lease shall commence on the first day of the first full month after the date that City's Board of Supervisors approves the Master Lease. The term of the Master Lease shall be ten (10) years with two additional 10-year option periods, at City's option; and,

WHEREAS, It is understood that City shall occupy the Windsor Hotel for the entire lease term, as it may be extended, unless funds for rental payments are not appropriated in any subsequent fiscal year, at which time City may terminate the Master Lease with advance notice to Landlord; and,

WHEREAS, The base rent shall be $50,625.15 per month consisting of $45,443.84 for the residential premises and $5,181.31 for the Clinic premises; now, therefore, be it

RESOLVED, That the Master Lease may include an appropriate clause (in a form approved by the Director of Property and the City Attorney), indemnifying and holding harmless the Landlord from and agreeing to defend the Landlord against any and all claims, costs and expenses, including without limitation, reasonable attorney's fees,
incurred as a result of City's use of the premises, any default by the City in the performance
of any of its obligations under the Master Lease, or any acts or omissions of City, its agents
or its subtenants in, on or about the premises or the property on which the premises are
located, excluding those claims, costs and expenses incurred as a result of the act or
omission of Landlord or its agents; and, be it

FURTHER RESOLVED, That the Director of Property be authorized to enter into any
additions, amendments or other modifications to the Master Lease agreement (including
without limitation, the exhibits) that the Director of Property determines, in consultation with
the Director of the Department of Public Health and the City Attorney, are in the best
interests of the City, do not materially increase the obligations or liabilities of the City, and
are necessary or advisable to complete the transaction contemplated in the Master Lease
and effectuate the purpose and intent of this resolution, such determination to be
conclusively evidenced by the execution and delivery by the Director of Property of any
amendments thereto; and be it

FURTHER RESOLVED, That any action taken by the Director of Property and other
relevant officers of the City with respect to the exercise of the Master Lease as set forth
herein is hereby ratified and affirmed; and be it

FURTHER RESOLVED, That said Master Lease shall be subject to certification of
funds by the Controller pursuant to Section 3.105 of the Charter; and be

FURTHER RESOLVED, That the City Attorney shall approve the form of the Master
Lease and any related documents.

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RECOMMENDED:

Mitchell H. Katz, M.D.
Director, Department of Public Health

Amy L. Brown, Director of Property

$354,376.05 Available
Appropriation No. HCHSHHOUSGGF and HCHAPURBNCLN

Controller
Resolution authorizing the Master Lease of the Windsor Hotel at 238 Eddy Street for the Department of Public Health.

December 08, 2010 Budget and Finance Committee - RECOMMENDED

December 14, 2010 Board of Supervisors - ADOPTED
   Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi

File No. 100598

I hereby certify that the foregoing Resolution was ADOPTED on 12/14/2010 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor Gavin Newsom

Date Approved

December 21, 2010