

1 [Urging Department of Public Health To Divest From Buildings Owned by the Thakor Family
2 Due to Building Code Violations]

3 **Resolution urging the Department of Public Health to divest all City and County of San**
4 **Francisco resources from buildings owned and/or operated by the Thakor Family that**
5 **have a history of building code violations or outstanding notices of violation, in the**
6 **most expeditious and responsible manner possible, as well as developing and**
7 **implementing a plan to relocate tenants currently still residing in these buildings.**
8

9 WHEREAS, Single Room Occupancy (SRO) hotels offer housing of last resort for
10 significant numbers of the most vulnerable San Francisco residents, including seniors,
11 persons with disabilities, and others on low and/or fixed incomes; and

12 WHEREAS, The Thakor family owns, manages, operates, and maintains at least 15
13 SRO hotels in the Tenderloin, South of Market, mid-Market, and Mission neighborhoods,
14 including the Admiral Hotel, Aldrich Hotel, Auburn Hotel, Balboa Hotel, Best Inn, Bristol Hotel,
15 Budget Inn, Civic Center Hotel, Hotel Krupa, Jalaram Hotel, Kean Hotel, Kiran Hotel, Page
16 Hotel, Warfield Hotel, and the Winton Hotel; and

17 WHEREAS, The Thakor family contracted with the City to provide publicly-funded
18 transitional housing, obligating them to provide "clean, safe, habitable conditions"; and

19 WHEREAS, The Thakor family has defrauded the city by billing taxpayers for the
20 provision of "clean, safe, habitable conditions" for tenants when in fact they have engaged in a
21 pattern and practice of violating health, safety, and building codes designed to protect
22 residents' health, safety and tenancy rights, including but not limited to the practice of "musical
23 rooms," which entails forcing occupants to vacate their rooms before accumulating 30
24 consecutive days of residency, thereby preventing tenants from acquiring tenancy rights and
25

1 is illegal under both state and local law; willfully allowing bedbug, cockroach and rodent
2 infestations and severe mold and mildew in bathrooms and residential rooms; insufficient
3 smoke detectors and defective and missing fire sprinklers; inoperable elevators and
4 inadequate heat and bathroom facilities; raw sewage leaks; and hazardous dispersal of lead
5 paint chips and dust during unlicensed construction work; and

6 WHEREAS, The Thakor family continues to submit claims to the City for payments
7 under the aforementioned City contracts, falsely representing that their residential rooms are
8 safe and habitable, when in fact many of the rooms in the above-mentioned hotels do not
9 meet the minimum requirements of state and local habitability laws; and

10 WHEREAS, The Department of Public Health continues to make payments to the
11 Thakor family, who remain in material breach of the City contracts requiring compliance with
12 state and local law, and who continue to demonstrate an appalling pattern of unlawful
13 conduct; and

14 WHEREAS, The longstanding and continuing violations of state and local laws
15 designed to protect residents' health, safety and tenancy rights, by the Thakor family has
16 resulted in the filing of a civil action by the City against the members of the Thakor family and
17 their business affiliates for the above-detailed wrongdoing; and

18 WHEREAS, *The City and County of San Francisco and People of the State of*
19 *California v. Balvantsinh "Bill" Thakor, et al.*, San Francisco Superior Court No. 539230 was
20 filed on May 12, 2014, and is on file with the Clerk of the Board of Supervisors in File No.
21 140567, which is hereby declared to be a part of this resolution as if set forth fully herein; now,
22 therefore, be it

23 RESOLVED, That the San Francisco Board of Supervisors strongly urges the
24 Department of Public Health to divest all City resources, investments, and financial contracts
25

1 related to the sub-standard SRO hotels owned and/or operated by the Thakor family and their
2 associates that are named in the above-titled civil action; and, be it

3 FURTHER RESOLVED, That the Department of Public Health is directed to catalog all
4 the SRO hotels, including ownership, that have a history of, or outstanding, health, safety, and
5 building code violations and establish a plan to similarly divest City resources, investments,
6 and financial contracts related to these sub-standard SRO hotels; and, be it

7 FURTHER RESOLVED, That the Department of Public Health is exhorted to develop
8 and implement a plan to relocate all tenants who are currently still residing in substandard
9 residential rooms in the SRO hotels named in the City's civil action, *The City and County of*
10 *San Francisco and People of the State of California v. Balvantsinh "Bill" Thakor, et al.*, San
11 Francisco Superior Court No. 539230, and into residential placements that are clean,
12 habitable, and safe.



City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 140567

Date Passed: June 03, 2014

Resolution urging the Department of Public Health to divest all City and County of San Francisco resources from buildings owned and/or operated by the Thakor Family that have a history of building code violations or outstanding notices of violation, in the most expeditious and responsible manner possible, as well as developing and implementing a plan to relocate tenants currently still residing in these buildings.

June 03, 2014 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 140567

I hereby certify that the foregoing Resolution was ADOPTED on 6/3/2014 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Unsigned

Mayor

6/13/14

Date Approved

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without his approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.

Angela Calvillo
Clerk of the Board