



City and County of San Francisco

Meeting Minutes

Homelessness and Behavioral Health Select Committee

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

Members: Hillary Ronen, Rafael Mandelman, Shamann Walton

Clerk: Stephanie Cabrera
(415) 554-7722 ~ stephanie.cabrera@sfgov.org

Friday, July 14, 2023

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

President Aaron Peskin appointed Supervisor Dean Preston, in place of Supervisor Hillary Ronen, to the Homelessness and Behavioral Health Select Committee for the regular meeting of July 14, 2023.

Present: 3 - Rafael Mandelman, Shamann Walton, and Dean Preston

Excused: 1 - Hillary Ronen

The Homelessness and Behavioral Health Select Committee met in regular session, in-person with remote access and public comment via telephone, on Friday, July 14, 2023, with Vice Chair Rafael Mandelman presiding. Vice Chair Mandelman called the meeting to order at 10:05 a.m.

Remote Access to Information and Participation

The Board of Supervisors (www.sfbos.org) and its committees convene hybrid meetings that allow in-person attendance, in-person public comment (prioritized before remote public comment), remote access (watch: www.sfgovtv.org), and remote public comment via teleconference (<https://sfbos.org/remote-meeting-call>). Members of the public may also submit their comments by email to the Clerk listed above; all comments received will be made a part of the official record.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Vice Chair Mandelman, Member Walton and Member Preston were noted present. Chair Ronen was noted not present. A quorum was present.

Supervisor Ronen Excused from Attendance

Vice Chair Mandelman moved that Supervisor Ronen be excused from the Homelessness and Behavioral Health Select Committee meeting of July 14, 2023. The motion carried by the following vote:

Ayes: 3 - Mandelman, Walton, Preston

Excused: 1 - Ronen

COMMUNICATIONS

Stephanie Cabrera, Homelessness and Behavioral Health Select Committee Clerk, instructed members of the public, when general public comment is called, to contribute live comments for up to two minutes in-person or by dialing the provided telephone number. In-person public comment will be taken before remote public comment is called.

*(Those who are providing public comment remotely must dial * 3 to be added to the remote queue to speak. Written comments may be submitted through email (stephanie.cabrera@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.)*

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

230740 [Purchase of Real Property - Greenseed Folsom Land LLC - 1174-1178 Folsom Street and 663 Clementina Street - Homelessness and Supportive Housing - Not to Exceed \$27,225,000]

Sponsor: Mayor

Resolution 1) approving and authorizing the Director of Property, on behalf of the Department of Homelessness and Supportive Housing ("HSH"), to acquire certain property located at 1174-1178 Folsom Street and 663 Clementina Street ("Property") for \$27,150,000 plus an estimated \$75,000 for typical closing costs, for a total anticipated amount of \$27,225,000; 2) approving and authorizing an Agreement of Purchase and Sale for Real Estate for the acquisition of the Property from Greenseed Folsom Land LLC ("Purchase Agreement"), which includes a liquidated damages clause of up to \$2,700,000 in case of default by the City; 3) authorizing the Director of Property to execute the Purchase Agreement, make certain modifications, and take certain actions in furtherance of this Resolution and the Purchase Agreement, and to authorize the Director of Property to enter into amendments or modifications to the Agreement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Agreement or this Resolution; 4) affirming the Planning Department's determination under the California Environmental Quality Act; and 5) adopting the Planning Department's findings that the Purchase Agreement, and the transaction contemplated therein, is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Department of Homelessness and Supportive Housing) (Fiscal Impact)

06/13/23; RECEIVED AND ASSIGNED to Homelessness and Behavioral Health Select Committee.

Heard in Committee. Speakers: Supervisor Matt Dorsey (Board of Supervisors); Emily Cohen (Homelessness and Supportive Housing); presented information and answered questions raised throughout the discussion. Charles Deffarges (Episcopal Community Services); Marnie Regen (Larkin Street Youth Services); Karin Adams (Homeless Youth Alliance); Destiny Haskell (Five Keys); Miguel Carrera (Coalition on Homelessness); DeJean (Coalition on Homelessness); Ilsa Lund (Larkin Street Youth Services); Speaker; Jake Price (Housing Coalition); Liz Sargent; Sherylin Adams, Executive Director (Larkin Street Youth Alliance); Mike Chen (SF YIMBY); Laura Lala-Chavez, Executive Director (LYRIC Center for LGBTQQ+ Youth); Sarah Shortt (Homerise); Andrew Fister (SF YIMBY); spoke in support of the hearing matter. Whitney Davis; Alex Ludlum; Nick Hill; Speaker; Speaker; Speaker; Simi Grewal (Decant SF); Speaker; Chris Milsted; Paul Garcia; Kevin Clark; Patrick Egan; Michelle; Reina; Jasmine Gardner; Evelyn; Julia Basswell; Cliff Kaplan; Ryan Ben (Burma Bay); Neil; Speaker; spoke in opposition of the hearing matter. Sara Bitton; Brian Wiedenmeier; spoke on various concerns relating to the hearing matter.

Vice Chair Mandelman moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE on Page 3, Lines 8-12, by inserting 'WHEREAS, HSH has committed to soliciting community input about the project, which will include: development of a community advisory group, regular meetings with the community, site operator and the city, and regular reporting on outcomes of the program; and WHEREAS, HSH will explore ways to integrate community input into the development of a Good Neighbor Policy and use of the retail space in the building; and'; and on Page 5, Lines 19-20, by inserting 'FURTHER RESOLVED, HSH has committed to soliciting community input about the project, and integrating that input into key components of the project; and, be it'. The motion carried by the following vote:

Ayes: 3 - Mandelman, Walton, Preston
Excused: 1 - Ronen
(Fiscal Impact)

Vice Chair Mandelman moved that this Resolution be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Mandelman, Walton, Preston
Excused: 1 - Ronen

230741 [Apply for Grant - California Department of Housing and Community Development - Homekey Grant Program - 42 Otis Street - Not to Exceed \$9,409,600]

Sponsors: Mayor; Mandelman

Resolution approving and authorizing the Department of Homelessness and Supportive Housing to apply to the California Department of Housing and Community Development for a Homekey Grant for the property located at 42 Otis Street in an amount not to exceed \$9,409,600 on behalf of the City and County of San Francisco. (Department of Homelessness and Supportive Housing)

06/13/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

07/05/23; TRANSFERRED to Homelessness and Behavioral Health Select Committee. President Peskin transferred this matter from the Budget and Finance Committee to the Homelessness and Behavioral Health Select Committee.

Supervisor Mandelman requested to be added as a co-sponsor.

Heard in Committee. Speakers: Emily Cohen (Homelessness and Supportive Housing); presented information and answered questions raised throughout the discussion. Marnie Regen (Larkin Street Youth Services); Miguel Carrera (Coalition on Homelessness); spoke in support of the hearing matter.

Vice Chair Mandelman moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Mandelman, Walton, Preston

Excused: 1 - Ronen

230761 [Agreement Amendment - Sayana Corporation - Adante Hotel - Not to Exceed \$18,499,439 - Waiver of Certain Administrative and Environment Code Requirements]

Sponsor: Mayor

Ordinance authorizing the Department of Homelessness and Supportive Housing (HSH) to amend the booking agreement with the Sayana Corporation, operator of the Adante Hotel, to increase the not to exceed amount by \$3,642,573 for a total amount not to exceed \$18,499,439 and to extend the term of the agreement from August 31, 2023, for a new term of May 14, 2020, through August 31, 2024; waiving for said agreement certain requirements of the Administrative and Environment Codes; and authorizing HSH to enter into amendments that do not increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the agreement. (Fiscal Impact)

06/27/23; ASSIGNED to Homelessness and Behavioral Health Select Committee. 6/28/23 - President Peskin waived the 30-day rule pursuant to Board Rule No. 3.22.

Heard in Committee. Speaker: Emily Cohen (Homelessness and Supportive Housing); presented information and answered questions raised throughout the discussion.

Vice Chair Mandelman moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Mandelman, Walton, Preston

Excused: 1 - Ronen

230762 [Agreement Amendment - Lombard Hotel Group - Monarch Hotel - Not to Exceed \$19,127,760 - Waiver of Certain Administrative and Environment Code Requirements]

Sponsor: Mayor

Ordinance authorizing the Department of Homelessness and Supportive Housing (HSH) to amend the booking agreement with the Lombard Hotel Group, operator of the Monarch Hotel to increase the not to exceed amount by \$4,122,300 for a total amount not to exceed \$19,127,760 and to extend the term of the agreement from August 31, 2023, for a new term of August 4, 2020, through August 31, 2024; waiving for said agreement certain requirements of the Administrative and Environment Codes; and authorizing HSH to enter into amendments that do not increase the obligations or liabilities to the City and are necessary to effectuate the purpose of the agreement. (Department of Homelessness and Supportive Housing)
(Fiscal Impact)

06/27/23; ASSIGNED to Homelessness and Behavioral Health Select Committee. 6/28/23 - President Peskin waived the 30-day rule pursuant to Board Rule No. 3.22.

Heard in Committee. Speaker: Emily Cohen (Homelessness and Supportive Housing); presented information and answered questions raised throughout the discussion.

Vice Chair Mandelman moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Mandelman, Walton, Preston
Excused: 1 - Ronen

230763 [Agreement Amendment - Shin International, Inc. - Cova Hotel - Not to Exceed \$14,304,253 - Waiver of Certain Administrative and Environment Code Requirements]

Sponsor: Mayor

Ordinance authorizing the Department of Homelessness and Supportive Housing (HSH) to amend the booking agreement with Shin International, Inc., operator of the Cova Hotel to increase the not to exceed amount by \$2,918,942 for a total amount not to exceed \$14,304,253 and to extend the term of the agreement from August 31, 2023, for a new term of May 26, 2020, through August 31, 2024; waiving for said agreement certain requirements of the Administrative and Environment Codes; and authorizing HSH to enter into amendments that do not increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the agreement.
(Fiscal Impact)

06/27/23; ASSIGNED to Homelessness and Behavioral Health Select Committee. 6/28/23 - President Peskin waived the 30-day rule pursuant to Board Rule No. 3.22.

Heard in Committee. Speaker: Emily Cohen (Homelessness and Supportive Housing); presented information and answered questions raised throughout the discussion.

Vice Chair Mandelman moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Mandelman, Walton, Preston
Excused: 1 - Ronen

230772 [Grant Agreement Amendment - Providence Foundation - Oasis Family Shelter - Not to Exceed \$58,345,438]

Sponsors: Mayor; Stefani and Preston

Resolution approving the third amendment to the grant agreement between the Providence Foundation and the Department of Homelessness and Supportive Housing ("HSH") for services and operations at the Oasis Family Shelter; extending the grant term by 107 months from July 31, 2023, for a total term of September 1, 2020, through June 30, 2032; increasing the agreement amount by \$48,424,548 for a total amount not to exceed \$58,345,438; and authorizing HSH to enter into any additions, amendments, or other modifications to the agreement that do not materially increase the obligations or liabilities, or materially decrease the benefits to the City. (Department of Homelessness and Supportive Housing)
(Fiscal Impact)

06/27/23; RECEIVED AND ASSIGNED to Homelessness and Behavioral Health Select Committee.

Heard in Committee. Speakers: Emily Cohen (Homelessness and Supportive Housing); presented information and answered questions raised throughout the discussion. Patricia Doyle, Executive Director (Providence Foundation of San Francisco); Nils Behnke, Chief Executive Officer (St. Anthony Foundation); spoke in support of the hearing matter.

Member Preston moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Mandelman, Walton, Preston

Excused: 1 - Ronen

230771 [Agreement - Retroactive - San Francisco Housing Authority - Project Based Vouchers - 333-12th Street - Anticipated Revenue to the City of \$50,000,000 or More]

Sponsors: Mayor; Mandelman

Resolution retroactively approving an agreement between the Department of Homelessness and Supportive Housing ("HSH") and the San Francisco Housing Authority for a term of 20 years from June 15, 2023, through June 14, 2043, with anticipated estimated revenue to the City of \$50,000,000 or more for 50 United States Department of Housing and Urban Development Section 8 project-based vouchers at 333-12th Street for families exiting homelessness; and authorizing HSH to enter into additions, amendments or other modifications to the agreement that do not materially increase the obligations or liabilities, or materially decrease the benefits to the City.
(Fiscal Impact)

06/27/23; RECEIVED AND ASSIGNED to Homelessness and Behavioral Health Select Committee.

Supervisor Mandelman requested to be added as a co-sponsor.

Heard in Committee. Speaker: Emily Cohen (Homelessness and Supportive Housing); presented information and answered questions raised throughout the discussion.

Vice Chair Mandelman moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Mandelman, Walton, Preston

Excused: 1 - Ronen

ADJOURNMENT

There being no further business, the Homelessness and Behavioral Health Select Committee adjourned at the hour of 12:42 p.m.

N.B. The Minutes of this meeting set forth all actions taken by the Homelessness and Behavioral Health Select Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.