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

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 federal, state and local funds and/or offer a long-term lease option that shall not be less than ten years.

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

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

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

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

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

WHEREAS, California Project Roomkey assisted the City in sheltering thousands of unhoused residents for the past nine months during the global pandemic; and
WHEREAS, In November 2020, California Governor Gavin Newsom announced new funds for Project Roomkey, through its successor program Homekey, which is providing funding to counties and cities to purchase and rehab buildings for Permanent Supportive Housing for their unsheltered population; and

WHEREAS, On August 11, 2020, the Board of Supervisors approved the Department to apply for Homekey grant funds in an amount not to exceed $45,000,000 from the California Department of Housing and Community Development on behalf of the City and County of San Francisco; and

WHEREAS, On October 6, 2020 the Board of Supervisors unanimously approved the Department to execute a Standard Agreement for up to $45,000,000 of Homekey grant funds to the California Department of Housing and Community Development to Episcopal Community Services for the acquisition of the Hotel Granada at 1000 Sutter Street for Supportive Housing; and

WHEREAS, On November 17, 2020 the Board of Supervisors unanimously approved the Department to execute a Standard Agreement for up to $30,000,000 of Homekey grant funds to the California Department of Housing and Community Development to Episcopal Community Services for the acquisition of a 130-unit tourist hotel located at 440 Geary Street for use of future Permanent Supportive Housing; and

WHEREAS, On December 8, 2020 the Board of Supervisors approved the revised Standard Agreement for up to $49,000,000 of Homekey grant funds for the acquisition of the Granada Hotel at 1000 Sutter Street for Permanent Supportive Housing; and

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

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

WHEREAS, This resolution seeks to urge coordination to identify all available housing acquisition funds in order to purchase existing hotels and to purchase or long-term lease existing sites that meet the Department of Homelessness and Supportive Housing’s criteria for potential future permanent supportive housing sites as determined in the Request For Information (RFI) 100-A being used to house San Francisco’s most vulnerable unsheltered individuals; and

WHEREAS, Precedent has been established through the acquisition of the 130-unit tourist hotel at 440 Geary Street that the Department of Homelessness and Supportive Housing (HSH), Committee, Planning Department, City Attorney’s Office, Mayor’s Office of Housing and Community Development, and Department of Real Estate can identify and determine which of the 25 Shelter-in-Place Hotels and any other existing and appropriate sites that can be permanently acquired through the California Homekey Program and other recently passed ballot measures through Department of Homelessness and Supportive Housing’s RFI 100-A that is open for submissions through April 30, 2021; and

WHEREAS, If not articulated in existing Standard Agreement contracts with current SIP Hotel owners, this Resolution would urge an immediate amendment to all 25 existing SIP Hotels to offer the City and County of San Francisco the option to purchase or provide a long-term lease option for such hotels, and that such contractual amendments to these existing contracts be made within 45 days; and
WHEREAS, This Resolution seeks to urge the identification and negotiation of hotels to purchase and any other appropriate sites to purchase or long-term lease that have not yet been identified by the City and County of San Francisco through the SIP Hotel selection; and

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

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

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

RESOLVED, That the Board of Supervisors of the City and County of San Francisco is committed to acquiring as many Shelter-in-Place (SIP) Hotels and any other existing and appropriate sites for Permanent and Supportive Housing as funding will allow; and, be it

FURTHER RESOLVED, That the Board urges 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 and Community Development, and Department of Real Estate to identify and determine possible hotels to purchase, that may include the City’s current 25 leased SIP Hotels to consider if these hotels can be permanently acquired through federal, state and local funds; and, be it
FURTHER RESOLVED, That the Board urges that those SIP Hotels that are not acquired by the City shall be considered and offered long-term leases that shall not be less that ten years; and, be it

FURTHER RESOLVED, That the Board values the goals set by the Our City, Our Home Oversight Committee’s community process that seeks to re-house as many unhoused people as possible and to help extremely low-income people keep their housing to measurably decrease homelessness and prevent inflow into homelessness.
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 federal, state and local funds and/or offer a long-term lease option that shall not be less than ten years.

February 18, 2021 Government Audit and Oversight Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

February 18, 2021 Government Audit and Oversight Committee - RECOMMENDED AS AMENDED

March 02, 2021 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210038

I hereby certify that the foregoing Resolution was ADOPTED on 3/2/2021 by the Board of Supervisors of the City and County of San Francisco.

[Signature]
Angela Calvillo
Clerk of the Board

Unsigned 3/12/2021 Date Approved 3/12/2021

Mayor
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 her 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

3/12/2021
Date

File No.
210038