

MEETING OF THE TENDERLOIN CBC BOARD OF DIRECTORS

Monday August 7, 2017, 5 pm | TLCBD office, 512 Ellis Street, San Francisco

MINUTES (FINAL/APPROVED 10/16)

	ATTENDING	NOT ATTENDING
BOARD OF DIRECTORS		
Dan Williams, Business Owner Representative - Piano Fight <i>President</i>	X	
Pratibha Tekkey, Property Owner Representative - Tenderloin Housing Clinic <i>VP</i>	X	
Julie Burdick, Property Owner Representative - Shorenstein Properties LLC <i>Secretary</i>	X	
Ross Stackhouse, Property Owner Representative - Tidewater Capitol <i>Treasurer</i>	X	
David Seward, Property Owner Representative - UC Hastings College of Law	X	
Pedro Torres, Resident Representative	X	
Tomas Riley, Property Owner Representative - CounterPulse	X	
Paula Fleisher, At-Large Representative - UCSF		X
Peter Stevens, Resident Representative	X	
James Neal, Property Owner Representative	X	
Frank Manchen, Property Owner Representative - Hilton Hotel		X
Toby Shorts, Property Owner Representative - Curry Senior Center	X	
Lowell Caulder, Business Owner Representative - Studio Dental	X	
Curtis Bradford, Resident Representative	X	
Christian Agulles, Business Owner Representative - PAE Consulting Engineers		X
STAFF		
Steve Gibson, TLCBD Interim Executive Director	X	
Kate Robinson, TLCBD Staff Safe Passage	X	
Fernando Pujals, TLCBD Staff	X	
Greg Moore, TLCBD Safe Passage Senior	X	
Lorraine Lewis, TLCBD Staff	X	
Phoet Tak, TLCBD Staff	X	
GUESTS		
Barbara Lopez	X	
Ana Gee	X	
Kasey Asberry	X	
Ben Breslin	X	
Emily Cohen	X	
Del Seymour	X	
Ruben Velasquez	X	
Sam Dennison	X	
Larry	X	

Meeting of the Tenderloin CBC Board of Directors

Monday August 7, 2017 | 5:00 pm

TLCBD Office 512 Ellis, San Francisco, CA

Agenda

** Members of the public will be permitted to comment based on a first come, first served basis. Public comment will be taken after board/committee member discussion of item and before board/committee vote on item. Members of the public must follow time limits set by the Board President when making their comments and will be asked to stop their comments once they have reached their allotted time.*

A. Public Comment on Non-Agenda Item

B. Welcome & Introductions

C. Tenderloin Homeless Resource Center ... Board to discuss proposed 24-hour Homeless Resource Center - 440 Turk Street - and agree to take position for, against or neutral.

Action Item

D. New Business

**Next TLCBC Board Meeting will be
September 18, 5:00 pm | TLCBD office, 512 Ellis Street**

A. The meeting was convened at 5:06 pm by D. Williams.

B. Welcome & Introductions

D. Williams welcomed everyone, and outlined the importance and objective of the meeting – to take a position on the proposed resource center at 440 Turk Street. S. Gibson emphasized the need to focus on the quality of life, safety and cleanliness issues in the Tenderloin. Introductions followed.

C. Tenderloin Homeless Resource Center

E. Cohen, Dept of Homelessness and Supportive Housing (HSH), gave a presentation on the proposed center; key points included:

- HSH was created 1 year ago to consolidate 6 departments offering homeless services; the intent was to house 110 administrative staff plus contract employees in one administrative office/access point. 440 Turk came to their attention and was identified as an ideal location. In June 2016, the Board of Supervisors approved the purchase of that location for that purpose. They initially thought it was 40k square feet, but discovered it was less footage and would not accommodate all of their needs.
- 440 Turk is under consideration as a resource center for the homeless to connect with services, such as showers, laundry, bathrooms, and access staff. This proposal is in the early design and input collection stages, as HSH considers what services to offer.
- 440 Turk is designed to be an asset and help with safety, and should be considered a long-term, relationship rather than just a vote for tonight. HSH indicated the opportunity to have a street medicine team on site.
- This proposal would take ownership of both the building and surrounding area, to try to ensure the block remains clear so that people can pass on the sidewalk.
- The proposed resource center at 440 Turk would serve the entire city of SF, but does not expect to attract many people from other areas. One use of the proposed 24-hour center would be to aid police when they find a homeless individual in crisis in the middle of the night. The preference would be to hand them off to a social worker who would connect them to an available shelter bed in another neighborhood. While 311 exists as a resource, it is not always reliable for real time information.

- Regarding the client-base, the 440 Turk center would be for adults, not families exclusively. A meeting scheduled for 8/15 will further discuss this.
- A discussion followed on costs for the proposed 440 Turk center and office space at 170 9th St. The cost for 440 Turk totals approximately \$10.3 million - \$5 million to purchase, \$5.3 million to renovate, plus \$1.7 million for finishings; this cost would be supported by bond funding, general funds and the possibility of a \$9 million State grant. 170 9th St would be approximately \$22 million for a 12-year lease.
- The lease for 170 9th Street includes a whereas clause about 440 Turk as a 24-hour resource center and office client-facing space; there is a timeline of 1 year before anything happens.
- Regarding the status/timing, the 9th St location for office space is before the Board of Supervisors. 440 Turk is an ownership opportunity, rather than a long-term lease, and is proposed as client-facing. Regarding any other use for 440 Turk, there was no information on whether a Fit analysis had been conducted to gauge if this location would accommodate office staff.
- HSH expressed, regardless of whether a position was taken, the desire to continue to work with CBD and others in informing their work in the neighborhood and at 440 Turk Street. As an example, CBD could help with administering a survey.

D. Williams asked for comments from community members in attendance. These included D. Seymour, A. Gee, K. Asberry and S. Dennison, in addition to B. Lopez (from Supervisor Kim's office) who provided comments and clarification to some questions. Community comments were as follows:

- Turk Street is one of the most challenging blocks in SF, and the Tenderloin needs more services for the homeless, such as a Homeless Center. There were mixed opinions on whether the center would bring in additional foot traffic from other neighborhoods, with the majority feeling that it would.
- The homeless center concept is considered a great idea, but not at the 440 Turk location because of safety and drug availability issues affecting the community, particularly at Turk-Hyde. There are lots of children and seniors, and the community wants to make this an open space for these residents.
- Population data shows 440 Turk Street is one of the most densely populated blocks. In light of the number of people that transit that block,

we need to thoughtfully discuss what we want, how we want it introduced, and where. With the revitalization of this area over the next year, there is concern about increased congestion from the proposed center, particularly foot traffic.

- There was concern that this is the first time many in the community were hearing about this project, which was approved 1 year ago as an office space. This highlights a need for more systematic polling and street surveys on the needs of the neighborhood - from businesses, hotel residents, seniors, etc., in addition to more involvement as design partners, so we work together and gather/interpret data as a community.
- It was emphasized that this proposal is not a done deal, and there is flexibility in this conversation for input, and that unifying and engaging colleagues on the Board of Supervisors is necessary, because the block in question is very resident-heavy, is a high-needs population, and is a path that many families use.
- There were requests for geographic distribution into other city areas; a vacant lot at Octavia and Hayes was mentioned. Neighborhood Issues regarding cleanliness and safety were raised, with concern that things could get worse, particularly if we continue to treat that intersection and surrounding blocks as a containment center. To de-pressurize issues such as violence, overall neighborhood health needs to be considered, rather than just safety, before adding to the population. And, before adding more services, existing resources and expertise in the neighborhood need to be utilized. For example, there is a team currently at Turk-Hyde, but there does not seem to be any effect, or change in the neighborhood.

D. Williams asked for comments from the Board; these were as follows:

- A question was raised on the definition of the resource center. HSH indicated it is a client-facing access point for homeless clients to receive homeless services.
- Concerns were raised about the center bringing in people from other neighborhoods and the effect on safety, given the increased crime over the last 6 months. An August community meeting was cited where the police indicated those needing homeless services would be brought into the Tenderloin from Pacific Heights, Fisherman's Wharf and Upper Polk; this differed from the proposal intent - to serve only the Tenderloin.

- Comments from residents at a recent Curry Senior Center meeting were voiced about not feeling safe in the neighborhood, particularly at night; they do not think a 24-hour center is good.
- Regarding 440 Turk center serving adults, there was a question whether needs of homeless families or seniors had been considered, suggesting city involvement in the Shooting Gallery, block safety and TL Hip Safety, and asking for data.
- Additional concerns about service duplication were raised, citing existing services in each block of the Tenderloin, such as non-profits, city-run, or church groups. Residents and businesses on that block are struggling, and there is concern given the heavy residential make-up. They might be open to an office space, but do not want a homeless center.
- There was a question about how the street and front of the building would be kept clean if more people came into the neighborhood.
- Existing city-funded programs in the Tenderloin are already challenged to connect with this population, with homeless issues on every block. There is a need to understand the plan to connect with these services before adding more resources, staff time and budget.
- There was a question whether a hot line could be created to assist with connecting people in crisis to other beds in other neighborhoods, without the need for a middle-point location.
- There was interest in keeping the HSH office proposal on the table, to bring in new customers to small businesses, and create overall economic benefit and jobs.
- Clarification was asked on an earlier comment regarding whether 170 9th Street was approved, and that the city would come back on what we want at an upcoming Board of Supervisors' meeting on September 12th; that September 12th meeting would be the opportunity for the CBD to present their position.
- It was clarified that the State grant funds are available specifically for a homeless delivery center anywhere in the city. It was questioned whether it was the possibility of receiving the \$9 million State grant that was actually driving the location of the service center at 440 Turk Street, not a decision based on a needs and site analysis.

- A comment was raised regarding the 9th Street lease being positioned as market rate. There was information from a Tenderloin property owner that another space was offered that was adequate in size and for less dollars than the 9th Street property, but the owner had not heard back from the department. Clarification/follow up is needed on whether this space had been ruled out, along with more detail on the different sites.
- TLCBD Board expressed a desire to continue to be at the table with HSH, but also noted that a survey can be different in how it is framed. It is one thing to ask what type of services would you like at 440 Turk Street, and another to ask if you think 440 Turk Street is a good location for a 24-hour resource center.

D. Williams asked for further comments before the vote; there were none.

The board discussed/agreed the following motion statement for board members to vote on:

MOTION:

“To support the original proposal by the Department of Homeless Services to site administrative offices at 440 Turk Street. And, to oppose the whereas clause, which is a modification of the use of the site to include a Homeless Resource Center at 440 Turk Street.”

Moved by: D. Williams
Seconded by: D. Seward
Abstained: None
Passed: Yes, unanimous*

**T. Riley left the meeting prior to the vote.*

D. NEW BUSINESS

There was no new business.

E. ADJOURN

There being no further business of the Board of Directors, the meeting was adjourned at 7:04pm.

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