

City & County of San Francisco
Daniel Lurie, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Sally Oerth, Director of Real Estate

July 2, 2026

Honorable Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

RE: HSH Lease Amendment extending term – Administrative Office Use, 601 Van Ness Avenue Suite P

Dear Board Members,

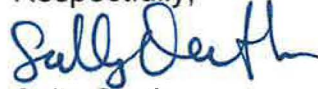
Attached for your consideration is a Resolution authorizing the Real Estate Division ("RED"), on behalf of the City's Department of Homelessness and Supportive Housing ("HSH"), to execute a lease amendment (the "Amendment") to that certain lease, dated for reference purposes only as April 11, 2016, by and between City and County of San Francisco ("City") and Opera Plaza L.P. ("Landlord") for 8,646 square feet of office space located in Suite P (the "Premises"), in the building located at 601 Van Ness Avenue (the "Building"), for use as administrative offices (the "Lease").

The Lease terminates on July 31, 2026. HSH is in the process of searching for a larger site in which to consolidate their administrative offices currently located at multiple sites; and have asked the Real Estate Division ("RED") to negotiate a Lease Amendment allowing occupancy at the Building through July 31, 2029.

RED has negotiated a new Lease termination date of July 31, 2029; lowered base rental rate 13% from \$46 per square foot per year (\$397,716/year) to \$40 per square foot per year (\$345,840/year) as of August 1, 2026; and reset Base Year for operating expense allocations to 2026. All other Lease terms remain in effect, including an annual base rent increase of \$1 per square foot, beginning August 1, 2027.

Both the Executive Director of HSH and I recommend approval of the proposed Resolution. If you have questions regarding the Lease, please contact my staff member, Sandi Levine at 415-361-1555 or sandi.levine@sfgov.org. For questions regarding the use of the Premises, please contact Emily Cohen at 628-652-7905 or emily.cohen@sfgov.org.

Respectfully,



Sally Oerth

Director of Real Estate