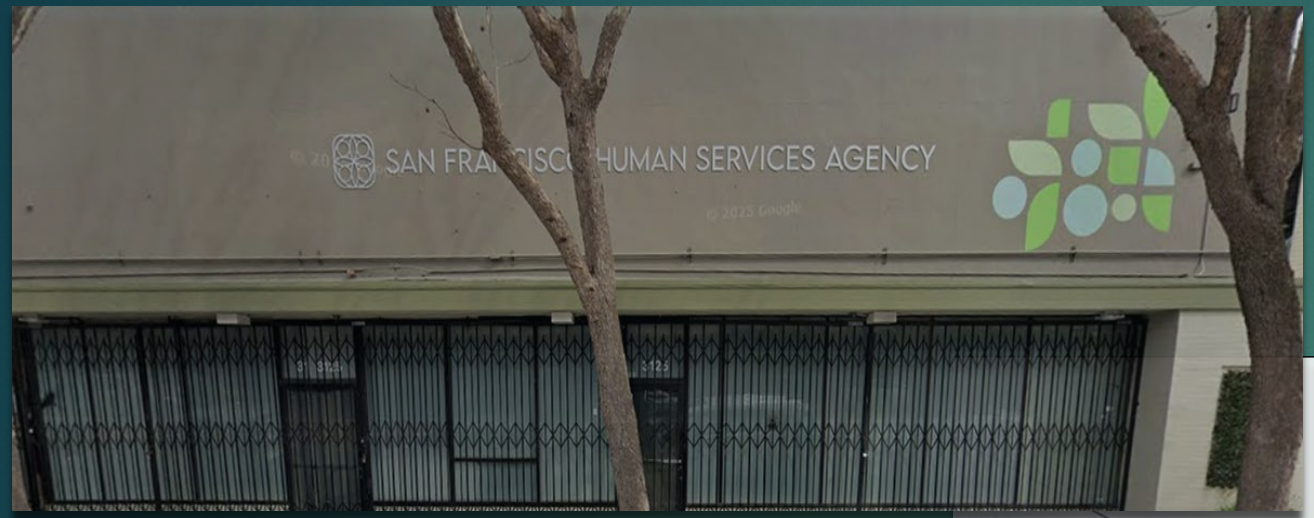
SAN FRANCISCO
HUMAN SERVICES AGENCY



3119-27 Mission Street
3120 Mission Street

REAL PROPERTY LEASE AMENDMENTS

HUMAN SERVICES AGENCY (HSA)

BUDGET AND FINANCE COMMITTEE | MARCH 18, 2026

REAL ESTATE DIVISION

Background

- The Human Services Agency (HSA) has had a long-established presence in the Mission District.
- Located by the intersection of Mission and Cesar Chavez, HSA's offices are conveniently accessible to the community.
- HSA provides supportive services and programs at their offices, including:

Workforce Development • CalWORKs • MediCal and CalFresh eligibility • Family and Children's Services • Access to staff from the State Employment Dept (3120).

Combined Terms of Agreements

- **Premises**: **50,336** sq. ft.
- **Lease Term**: April 1, 2026 – September 30, 2030, with one option to extend for 5 years at 95% of Fair Market Rent.
- **Annual Base Rent**: **$1,647,787**, plus 3% annual increases per year **($32.74/sq. ft**.), retroactively effective Sept. 15, 2025. Note: **$371,155 rent credit** from retroactive adjustment to be applied to tenant improvement project.

Reduction from current rent: **$685,210** annually/**$3.08 million** over term (29.6%)

- **Tenant Improvements** (3120): Restroom expansion and upgrades; breakroom improvements; associated mech., elec., plumbing modifications, contracted for guaranteed max. price of $418,491; net cost to City**: $47,336**.

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Questions?

Real Estate Division