

1 [Lease Agreement - Retroactive - 3rd Street Youth Center and Clinic - 888 Post Street - \$1
2 Annual Base Rent]

3 **Resolution retroactively authorizing the Director of Property to execute a Lease**
4 **between the City and County of San Francisco, as landlord, and 3rd Street Youth**
5 **Center and Clinic, as tenant, for the 2nd and 3rd floors of the property located at 888**
6 **Post Street for a two year term commencing on July 1, 2026; for an annual base rent of**
7 **\$1, determining that the below market rent payable under the Lease will serve a public**
8 **purpose by providing a navigation center for transitional age youth experiencing**
9 **homelessness, in accordance with Administrative Code, Section 23.33; affirming the**
10 **Planning Department's determination under the California Environmental Quality Act;**
11 **authorizing the Director of Property, in consultation with the City Attorney, to execute**
12 **the Lease, make certain modifications, and take certain actions in furtherance of the**
13 **Lease and this Resolution; and authorizing the Director of Property enter into**
14 **amendments or other modifications to the Lease Agreement that do not materially**
15 **increase the obligations or liabilities to the City.**

16
17 WHEREAS, The Department of Homelessness and Supportive Housing's ("HSH")
18 mission is to prevent homelessness when possible and to make homelessness a rare, brief
19 and one-time experience in San Francisco through the provision of coordinated,
20 compassionate, and high-quality services; and

21 WHEREAS, The City acquired the real property and improvements consisting of
22 approximately 33,970 square feet located at 888 Post Street (the "Property") on August 12,
23 2021; and

1 WHEREAS, In September 2025, HSH selected 3rd Street Youth Center & Clinic, a
2 California nonprofit public benefit corporation ("3rd Street"), pursuant to Administrative Code,
3 Chapter 21B, to operate a navigation center for transitional age youth experiencing
4 homelessness (the "Program") at the Property; and

5 WHEREAS, HSH desires to enter into a Lease with 3rd Street to operate the
6 Program on the 2nd and 3rd floors of the Property for two years commencing on July 1,
7 2026, a copy of which is on file with the Clerk of the Board of Supervisors in File No.
8 260795 ("Lease"); and

9 WHEREAS, The Lease includes an annual base rent of \$1 to be paid by 3rd Street to
10 the City; and

11 WHEREAS, The Director of Property has determined the rent to be below market rent,
12 but the lower rent will serve a public purpose by providing a navigation center for transitional
13 age youth experiencing homelessness, in accordance with Administrative Code, Section
14 23.33; and

15 WHEREAS, 3rd Street will be responsible for completing all City-approved tenant
16 improvements for the Program at the Property using its own funds and at no cost to City, and
17 after completion of such tenant improvements and subject to the terms and conditions in the
18 Lease, City will maintain the tenant improvements; and

19 WHEREAS, The Planning Department, by letter dated August 1, 2024 ("Planning
20 Letter"), which is on file with the Clerk of the Board of Supervisors under File No. 260795 and
21 incorporated herein by reference, found that the operation of the Program on the Property is
22 not subject to the California Environmental Quality Act (California Public Resources Code,
23 Sections 21000 et seq.) ("CEQA") pursuant to California Government Code, Sections 65660 -
24 65668 ("CEQA Determination"); now, therefore, be it

1 RESOLVED, That the Board of Supervisors affirms the Planning Department's CEQA
2 Determination, for the same reasons as set forth in the Planning Letter, and hereby
3 incorporates such findings by reference as though fully set forth in this Resolution; and, be it

4 FURTHER RESOLVED, That the Board of Supervisors confirms that the below market
5 rental rate of the Lease furthers a proper public purpose sufficient to meet the requirements of
6 Administrative Code, Section 23.33; and, be it

7 FURTHER RESOLVED, That in accordance with the recommendation of the Executive
8 Director of HSH and the Director of Property, or their designees, the Board of Supervisors
9 retroactively approves the Lease in substantially the form presented to the Board, and
10 authorizes the Director of Property (or the Director's designee, as used throughout) to execute
11 and deliver the Lease, in substantially the form presented to the Board, and any such other
12 documents or agreements that are necessary or advisable, in consultation with the City
13 Attorney, to complete the transaction contemplated by the Lease and to effectuate the
14 purpose and intent of this Resolution; and, be it

15 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
16 Property, in consultation with the City Attorney, to enter into any additions, amendments, or
17 other modifications to the Lease, and any other documents or instruments necessary in
18 connection therewith (including, without limitation, preparation and attachment, or changes to,
19 any of all of the exhibits and ancillary agreements), that the Director of Property and Executive
20 Director of HSH determine are in the best interests of the City, do not materially decrease the
21 benefits to the City with respect to the Property, do not materially increase the obligations or
22 liabilities of the City, and are necessary or advisable to complete the transaction contemplated
23 in the Lease that effectuate the purpose and intent of this Resolution, such determination to
24 be conclusively evidenced by the execution and delivery by the Director of Property and/or the
25

1 Executive Director of HSH of any such additions, amendments, or other modifications; and, be
2 it

3 FURTHER RESOLVED, That all actions authorized and directed by this Resolution and
4 heretofore taken are hereby ratified, approved and confirmed by this Board of Supervisors;
5 and, be it

6 FURTHER RESOLVED, That within thirty (30) days of the Lease being fully executed
7 by all parties, HSH shall provide the final agreement to the Clerk of the Board for inclusion into
8 the official file.

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11 RECOMMENDED:
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14 /s/
Michael Levine
15 Department of Homelessness and Supportive Housing
Executive Director
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17
18 /s/
19 Sarah R. Oerth
Real Estate Division
20 Director of Property
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