

1 [Office Lease - Retroactive - State of California, Employment Development Department - 745  
2 Franklin Street - Initial Annual Base Rent \$105,090]

3 **Resolution retroactively authorizing and approving the lease of approximately 3,344**  
4 **square feet of office space within the building located at 745 Franklin Street with the**  
5 **State of California, Employment Development Department, for the Human Services**  
6 **Agency JobsNow! program, for a term commencing on January 1, 2025, through**  
7 **December 31, 2030, at the annual base rent of \$105,090; and authorizing the Director of**  
8 **Property to enter into any extensions, amendments, or modifications to the Lease that**  
9 **do not materially increase the obligations or liabilities of the City and are necessary to**  
10 **effectuate the purposes of the Lease or this Resolution.**

11  
12 WHEREAS, The City and County of San Francisco ("City") Health Services Agency  
13 ("HSA"), through its JobsNow! Program, supports the residents of the City's Western  
14 Addition to secure training and jobs allowing them to move toward economic self-  
15 sufficiency; and

16 WHEREAS, The State of California ("State") Employment Development Department  
17 ("EDD") has offices at 745 Franklin Street, where the EDD staff also assists City residents  
18 with job seeking and employment readiness through its CalWORKS Welfare to Work program;  
19 and

20 WHEREAS, HSA staff, and the EDD staff located at the State's 745 Franklin Street  
21 office have been working together to provide clients and potential clients living in the City's  
22 Western Addition a full range of support, including application assistance, benefit access and  
23 family stabilization services; and

24 WHEREAS, HSA and EDD seek to maintain their programmatic cooperation by  
25 entering into a formal Lease with the State, allowing HSA staff's occupancy of approximately

1 3,344 square feet of office space, and seven undesignated parking spaces located, at EDD's  
2 745 Franklin Street office; and

3 WHEREAS, The Real Estate Division ("RED"), on behalf of HSA, has negotiated a  
4 Lease with the State ("Landlord") which, upon approval of this Resolution by the Board of  
5 Supervisors and Mayor, in their respective sole and absolute discretion, shall commence on  
6 January 1, 2025, through December 31, 2030, at a fixed annual base rent of \$105,090,00  
7 (\$31.43 square feet of office space, no additional charge for parking, no costs beyond base  
8 rent) (the "Lease"); and

9 WHEREAS, The Lease is on file with the Clerk of the Board of Supervisors in File  
10 No. 241155; and

11 WHEREAS, The Director of Property has determined, in accordance with  
12 Administrative Code, Section 23.27, that the Lease base rent rate is at or below Fair Market  
13 Value, now, therefore, be it

14 RESOLVED, That the Director of Property is hereby authorized to take all actions, on  
15 behalf of the City, to execute the Lease, on the terms and conditions herein; and, be it

16 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of  
17 Property to enter into any Extension Option and any amendments or modifications to the  
18 Lease (including in each instance, without limitation, the attachment of exhibits) that the  
19 Director of Property, in consultation with the City Attorney, determine are in the best interests  
20 of the City, do not otherwise materially increase the obligations or liabilities of, or materially  
21 decrease the benefits to, the City beyond those contemplated in this Resolution, and are in  
22 compliance with all applicable laws, including the City's Charter; and, be it

23 FURTHER RESOLVED, That any actions taken by the Director of Property and other  
24 officers of the City with respect to the Lease are hereby approved, confirmed and ratified by  
25 this Board of Supervisors; and, be it

1           FURTHER RESOLVED, That within thirty (30) days of the Lease being fully executed  
2 by all parties, RED shall provide the fully executed Lease to the Clerk of the Board for  
3 inclusion into the official file.

Funds Available for  
Fiscal Year 2024-2025 (6 months): \$52,545.00

Authority ID:	10000	Operating
Fund ID:	10000	GF Annual Account Ctrl
Department ID:	149657	HSA AM Central Management
Project ID:	10001700	HS AD County Expense Claim
Account ID:	530110	Property Rent
Activity ID:	1	Allocable Staff&Overhd

/s/ Michelle Allersma  
Budget and Analysis Division Director  
on behalf of Greg Wagner, Controller

RECOMMENDED:

/S/  
Andrico Q. Penick  
Director of Property

/S/  
Trent Rhorer  
Executive Director  
Human Services Agency