

**City & County of San Francisco**  
Daniel Lurie, Mayor



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

08/29/2025

**Department of Public Health  
Acquisition of real property  
1660 and 1670 Mission Street**

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

RE: Acquisition – 1660 and 1670 Mission Street

Dear Board Members:

Attached for consideration is a Resolution authorizing the acquisition of two parcels at 1660 and 1670 Mission Street (APN 3512-005 and 3512-006): a seven-story building of approximately 75,321 sq. ft and an adjacent parking lot, totaling approximately 19,464 sq. ft. of land. This project represents a strategic opportunity for the Department of Public Health to co-locate and centralize critical public health services in a modern, city-owned facility at 1660 Mission Street. The building will provide a long-overdue permanent home for San Francisco City Clinic as well as multiple behavioral health programs currently located at 1380 Howard Street, an outdated and leased space that limits service delivery. 1660 Mission is also the possible site for a 24/7 center available for law enforcement to safely transfer individuals intoxicated in public, where they can be monitored, stabilized, and connected to appropriate care.

The project site is located near public transit on Mission Street, Van Ness Avenue, and Market Street, making it easily accessible for health care clients and staff. The project enhances operational efficiency by consolidating services into a City-owned building, reducing long-term lease costs and improving coordination of care. It is also a fiscally responsible investment, leveraging a blend of funding sources—including Proposition C, BHCIP state grant funds, 2020 and 2024 General Obligation Bonds, and existing DPH capital funds—to secure the property and complete necessary renovations.

In June 2023, DPH was awarded \$10 million in capital funding from the California Department of Health Care Services (DHCS) towards the acquisition of an expanded, permanent home for several DPH behavioral health programs. DPH must meet the state's deadline of October 31, 2025 for the grant or face possible rescindment of the funding. Additionally, as a condition of funding, DHCS requires a 30-year use restriction on the property.

Substantial renovations are required at 1660 Mission Street to convert the former office building into a health care and public safety facility, including adding dedicated vertical transportation for behavioral health and City Clinic programs. The second issuance of the 2024 Vibrant SF General Obligation Bond will be before the Board of Supervisors for approval in 2026. At that point, the Department of Public Health would provide an update on 1660 Mission Street programs and updated construction cost estimates.

San Francisco City Clinic, a sexual health clinic operated by DPH's Population Health Division, will relocate from 356 7th Street. City Clinic is currently located in a century-old former firehouse that is not fully ADA-compliant and lacks proper heating and ventilation, sufficient space for important point of care testing, and proper consultation rooms.

The building will also house multiple behavioral health programs currently located at 1380 Howard Street, an outdated, leased space that limits service delivery. These programs include the Behavioral Health Access Center (BHAC), which serves as an entry point for mental health and substance use treatment; OBIC, a walk-in treatment clinic for opioid use disorder operated by the University of California, San Francisco (UCSF); a full-service pharmacy for behavioral health medications; and the Office of Coordinated Care.

DPH and the Real Estate Division (RED) conducted a search for a building capable of housing these services and determined that the facility at 1660 Mission Street is well-suited to DPH's goal to consolidate critical programs into a high-quality, City-owned multi-service building.

In total, 1660 Mission will accommodate over half a dozen health care programs, allowing DPH to serve an estimated 6,700 behavioral health clients and 6,000 City Clinic clients annually in a centralized service hub. It will also include office space for over 300 DPH and UCSF staff.

The building at 1660 Mission Street was built in 1990 and acquired by the City in 1993. It housed the Department of Building Inspection (DBI) until 2017, when the City approved the sale of the property for \$36 million to partially fund the consolidation of the City's permitting and public works departments at 49 South Van Ness Avenue. The City leased back 1660 Mission from its sale until substantial completion of 49 S. Van Ness in 2020, which coincided with the beginning of the COVID-19 pandemic. The building has been vacant since DBI relocated to 49 S. Van Ness.

During the City's ownership of 1660 Mission, a report by the Department of Public Works (DPW) rated the building's seismic condition as SHR-3. This rating was confirmed through a

2013 seismic evaluation by DPW Bureau of Engineering's Structural Engineering Section, which concluded: "Based on visual observations, review of available drawings, and our structural analyses, it is our professional engineering opinion that the building at 1660 Mission Street has a Seismic Hazard Rating of 3. The potential for collapse is low and the life safety risk is low."

RED negotiated a price of \$18,500,000 for the acquisition of 1660 and 1670 Mission Street. An Appraisal was performed by a certified Member of the Appraisal Institute and reviewed by a second MAI appraiser as required under Chapter 23. I concur and confirm that the acquisition price is at or below fair Market Value.

The Planning Department found that the acquisition of the facility is not considered a project under the California Environmental Quality Act (CEQA) and that it is consistent with the eight priority policies of the General Plan.

The Real Estate Division recommends approval of this acquisition. If you have any questions regarding this matter, please contact me at the Real Estate Division office at 415-554-9860.

Respectfully,



Sally Oerth  
Director of Property

cc. Daniel Tsai, Director DPH