



London N. Breed, Mayor  
Naomi M. Kelly, City Administrator



Andrico Q. Penick  
Director of Real Estate

September 29, 2020

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

**RE: Lease Amendment – 100 Blanken Ave. – DPH - Southeast Child-Family Therapy Services**

Dear Board Members:

Attached for consideration is a Resolution authorizing the amendment of a lease of approximately 3,000 rentable square feet of office space located at 100 Blanken Avenue, for use by the Department of Public Health (DPH) as part of its Southeast Child-Family Therapy Services. This program provides outpatient mental health services, including individual, group, family and play therapy within the southeast community of San Francisco.

The lease originally had an option for 5-years; however, DPH is analyzing the feasibility of relocating certain programs to the South East Health Center, an owned facility expected to complete an expansion by 2022-2023. The amendment changes the original five-year option at 100 Blanken, one of the programs currently under consideration for relocation, to just under three years. This gives the department the flexibility it needs to potentially move the program once additional space at Southeast Health Center is available. However, in case there is either delay or alternate programs moved to Southeast Health Center, the amendment also includes two additional one-year options for the City to extend, such that if needed, the program can remain uninterrupted until the expanded facility is ready or alternate plans are developed.

In addition, the Landlord agreed to reduce the rent from \$35.12 per square foot to \$30 per square foot, a 15% reduction. The rent will increase at 3% annually with the City continuing to pay for its utilities, janitorial services, and refuse/recycling costs.

Upon approval, the Lease will now expire on September 30, 2023 (unless otherwise extended by City).

Along with the recommendation of the City's Director of Health, we recommend approval of the proposed amendment. If you have any questions regarding this matter, please contact Josh Keene of my office at 415-554-9859 or by email at [joshua.keene@sfgov.org](mailto:joshua.keene@sfgov.org).

Respectfully,

Andrico Q. Penick  
Director of Property