

1 [Real Property Lease Extension - 124 Turk Street, L.P. - 124 Turk Street - Permanent
2 Supportive Housing - \$563,653.94 Annual Base Rent]

3 **Resolution authorizing the Director of Property, on behalf of the Department of**
4 **Homelessness and Supportive Housing, to exercise the option to extend the term of**
5 **the Lease of real property located at 124 Turk Street, with 124 Turk Street, L.P., for**
6 **continued use of 55 units of Permanent Supportive Housing at a base rent of**
7 **\$563,653.94 per year with annual rent increases beginning August 2023, for a ten-year**
8 **term commencing upon approval of this Resolution and expiring on July 31, 2032; and**
9 **authorizing the Director of Property to execute documents, make certain modifications,**
10 **and take certain actions in furtherance of the extended term under the Lease and this**
11 **Resolution, as defined herein.**

12
13 WHEREAS, The City and County of San Francisco ("City") entered into that certain ten-
14 year lease dated August 1, 2002 (the "Lease") with 124 Turk Street, L.P. ("Landlord") for the
15 real property located at 124 Turk Street ("Property") to provide 55 units of Permanent
16 Supportive Housing authorized by Resolution No. 502-02, a copy of the Lease is on file with
17 the Clerk of the Board of Supervisors in File No. 220880; and

18 WHEREAS, The City and Landlord extended the Lease term through the period ending
19 July 31, 2022, authorized by Resolution No. 323-12; and

20 WHEREAS, The Real Estate Division ("RED"), on behalf of the Department of
21 Homelessness and Supportive Housing ("HSH"), obtained the Landlord's approval for a final
22 extended term of the Lease through July 31, 2032, ("Extended Term") at the initial annual
23 base rent of \$563,653.94 (\$46,971.16 per month), an increase of 5% from the base rent as of
24 July 31, 2022 commencing upon approval of this Resolution and expiring on July 31, 2032,
25

1 (the "Extended Term Agreement"), a copy of which is on file with the Clerk of the Board of
2 Supervisors in File No. 220880; and

3 WHEREAS, RED, On behalf of HSH, obtained the Landlord's approval to apply the
4 Extended Term base rent to any hold-over period beginning August 1, 2022, through approval
5 of this Resolution (the "Hold-Over Agreement"), a copy of which is on file with the Clerk of the
6 Board in File No. 220880; and

7 WHEREAS, The Extended Term, upon approval of this Resolution, will be on the same
8 terms and conditions as the Lease; now, therefore, be it

9 RESOLVED, That in accordance with the recommendation of the Director of HSH,
10 the Director of Property is hereby authorized to take all actions on behalf of the City to
11 exercise an option to extend the term of the Lease for ten years, to commence upon approval
12 of this Resolution and expiring on July 31, 2032; and, be it

13 FURTHER RESOLVED, That the Director of Property, in consultation with the City
14 Attorney and the Executive Director of HSH, is hereby authorized to take all actions on behalf
15 of the City necessary or advisable to effectuate the purposes of the Hold-Over Agreement, the
16 Extended Term Agreement, or this Resolution, as long as said action is in the best interest of
17 the City, does not increase the rent or otherwise materially increase the obligations or
18 liabilities of the City, and in compliance with all applicable laws, including the City's Charter;
19 and, be it

20 FURTHER RESOLVED, That all actions heretofore taken by any City employee or
21 official with respect to the exercise of this extension is hereby ratified and affirmed.
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\$516,682.78 Available
(base rent for August 1, 2022 through June 30, 2023)

Fund ID:	10000
Department ID:	203646
Project ID:	10034971
Authority ID:	10000
Account ID:	530000
Activity ID:	0003

/s/
Controller

Funding for Fiscal Year 2022/2023 is subject to the enactment of the Annual Appropriation Ordinance for Fiscal Year 2022/2023.

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RECOMMENDED:

/s/
Department of Homelessness and Supportive Housing
Executive Director

/s/
Real Estate Division
Director of Property



City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 220880

Date Passed: September 20, 2022

Resolution authorizing the Director of Property, on behalf of the Department of Homelessness and Supportive Housing, to exercise the option to extend the term of the Lease of real property located at 124 Turk Street, with 124 Turk Street, L.P., for continued use of 55 units of Permanent Supportive Housing at a base rent of \$563,653.94 per year with annual rent increases beginning August 2023, for a ten-year term commencing upon approval of this Resolution and expiring on July 31, 2032; and authorizing the Director of Property to execute documents, make certain modifications, and take certain actions in furtherance of the extended term under the Lease and this Resolution, as defined herein.

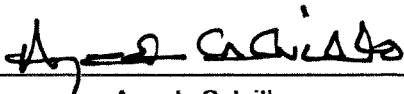
September 14, 2022 Budget and Finance Committee - RECOMMENDED

September 20, 2022 Board of Supervisors - ADOPTED


Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220880

I hereby certify that the foregoing
Resolution was ADOPTED on 9/20/2022 by
the Board of Supervisors of the City and
County of San Francisco.



Angela Calvillo
Clerk of the Board



London N. Breed
Mayor

9/29/22

Date Approved