



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

Lease Amendment: 2177 Jerrold Avenue

Budget & Appropriations Committee | June 12, 2025



Resolution

- **Resolution:** Authorizes and approves the Director of Property to enter into a **lease amendment** for the real property located at 2177 Jerrold Avenue, adding \$3,055,982 for Additional Improvements.
- **Additional Improvements:**
 - Build-out of existing underutilized warehouse into an **~82 bed** dormitory for **older adults**.
 - **Utility service** upgrades.
- **No changes** to original term of annual base rent.
- Affirms Planning Department's determinations under CEQA and the General Plan.

Opportunity

- When the Board **unanimously approved** the original Lease in December 2023, HSH was clear that the **significant size** of the parcel would allow HSH to utilize more of the property as **funding became available**.
- In April 2025, **Phase 1** opened with **60 cabins** serving **68 older adults** through a partnership with WeHOPE, the Department of Public Health and the Department of Disability and Aging Services.
 - Jerrold Commons is the **only** shelter program in San Francisco **exclusively focused** on serving **older adults**.
 - 8 cabins** dedicated to serving people in the Bayview **exiting vehicular homelessness**.
 - Phase 1 is utilizing **only 29%** of the 98,000 sq/ft of the leased property, including the underutilized warehouse.



Non-Congregate Cabins



Cabins and Outdoor Space

Budget: Additional Improvements

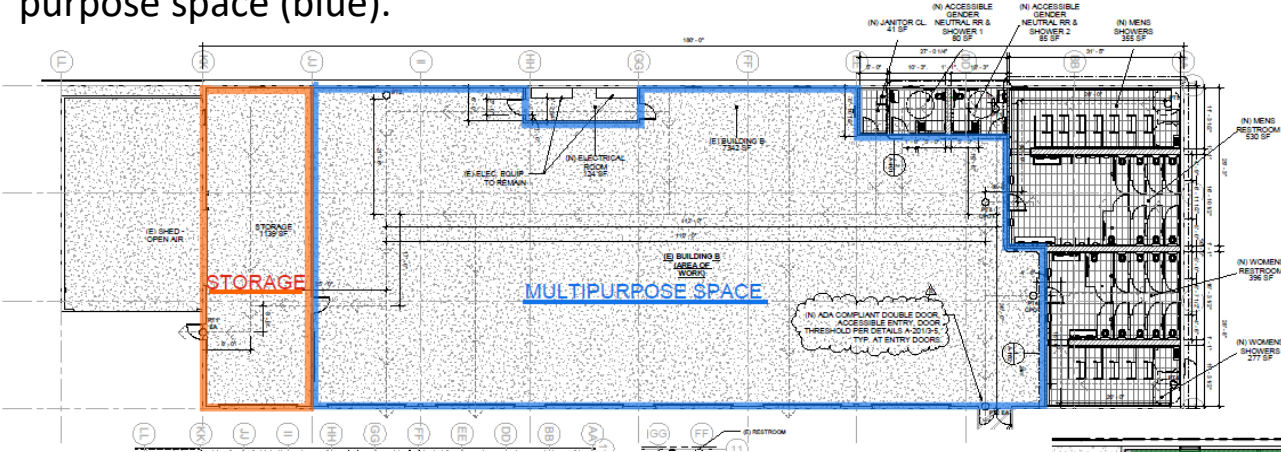
Additional Improvements	Total
Dorm Build-Out Convert existing, underutilized warehouse into ~82 beds for older adults.	\$1.8 million
Utility Service Upgrade Utility service upgrade at the site.	\$1.2 million
Total Cost of Additional Improvements	\$3.0 million

2177 Jerrold Avenue: Arial View

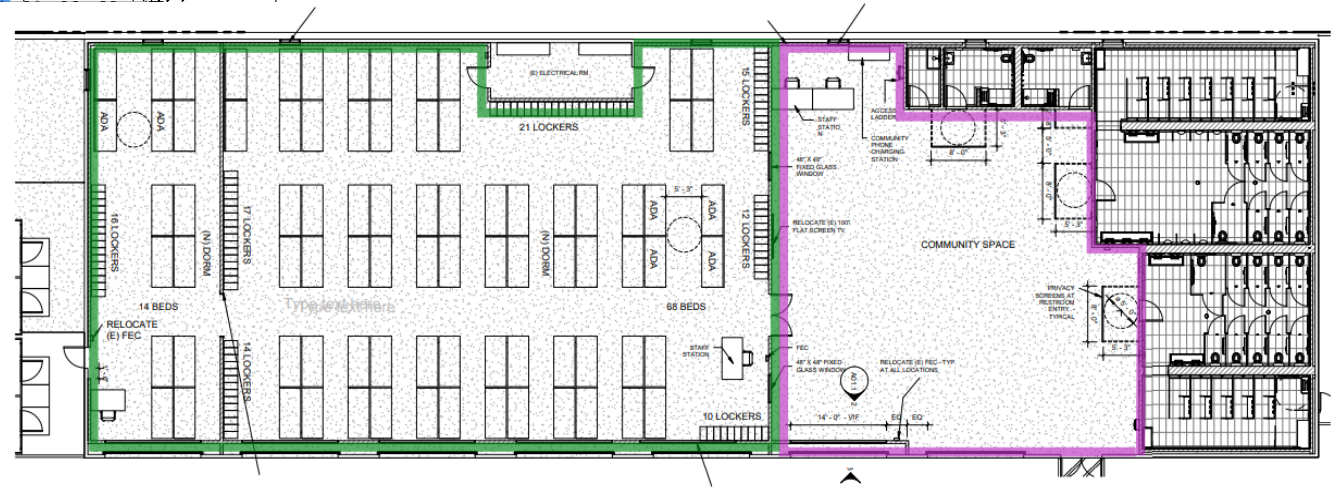


Jerrold Phase 2: Dormitory

Existing Building B: Used as storage (orange) and underutilized multi-purpose space (blue).



Proposed Building B Dorm-Build Out: 5,700 sq/ft for dorm (green outline), ~2,700 sq/ft for multipurpose space (purple) and maintains 1,800 sq/ft bathrooms.



Community Engagement

- Engaging with the community since **August 2023**.
- Currently meeting with the **Market Zone Working Group** bi-weekly
- **Improved lighting** delivered.
- Working with MTA on **traffic calming** and **pedestrian safety**.
- **Public "concern" phone line** for Jerrold Commons established as part of Good Neighbor Policy.
 - **Zero** concerns received since site opened in April.



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Questions?

Thank you.