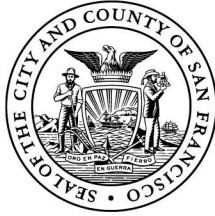


City & County of San Francisco  
Daniel Lurie, Mayor



Office of the City Administrator  
Carmen Chu, City Administrator  
Andrico Q. Penick, Director of Real Estate

May 8, 2025

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

**RE: Real Property Lease Amendment – 2177 Jerrold Avenue – Temporary Shelter**

Dear Honorable Board Members:

Attached for your consideration is a resolution authorizing and approving the 1<sup>st</sup> amendment to the lease with LAWRENCE B. STONE PROPERTIES #08, LLC, for the real property located at 2177 Jerrold Avenue (the "Property"), for continued use as a temporary shelter program. The 1<sup>st</sup> Amendment authorizes the City's contribution of up to \$3,055,982 for additional improvements, including any pre-development costs incurred, to add ~82 shelter beds through a dorm buildout and upgrade utilities to support the expanded footprint of the temporary shelter program (the "Additional Improvements").

The Department of Homelessness and Supportive Housing ("HSH") opened Phase 1 of the Jerrold Commons temporary shelter program at the Property in April 2025, serving up to 68 older adults through 60 non-congregate cabins. The Additional Improvements included under the proposed 1<sup>st</sup> Amendment are necessary to support the Core Initiative of addressing homelessness under Administrative Code Section 21B.

The Real Estate Division ("RED"), on behalf of HSH, negotiated the First Amendment to the Lease that includes the Additional Improvements with no other changes to the original terms of the Lease. The Landlord has agreed to provide these Additional Improvements and be reimbursed by the City, up to the agreed upon cost of \$3,055,982.

Both the Executive Director of HSH and I recommend approval of the proposed Resolution. If you have questions regarding the Lease, please contact me at 415.554.9850 or [Andrico.penick@sfgov.org](mailto:Andrico.penick@sfgov.org). If you have questions regarding the proposed use of the property by HSH, please contact Dylan Schneider at 628.652.7742 or [dylan.schneider@sfgov.org](mailto:dylan.schneider@sfgov.org).

Respectfully,

DocuSigned by:  
A handwritten signature in black ink that reads "Andrico Q. Penick".  
Andrico Q. Penick  
Director of Property