

City & County of San Francisco
Daniel Lurie, Mayor



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

February 19, 2026

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

RE: Extension of the Human Services Agency Lease at 3119-27 Mission Street

Dear Board Members:

Attached for your consideration is an amendment to extend the 11,085 square foot Human Services Agency ("HSA") lease at 3119, 3125 and 3127 (3119-27) Mission Street, by four years and six months.

HSA has been an established presence in the Mission District since 2015, where it provides supportive services and programs, including Workforce Development, CalWORKs, MediCal and CalFresh eligibility, and Family and Children's Services.

The annual base rent in the proposed amendment is \$410,154, or \$37.00 per square foot, which is the appraised fair market rent for the premises, and 20.2% below the base rent in the last year of the expired term. The terms of the proposed amendment include:

- confirmed payment of rent from July 1, 2025, to the effective date of the extension term, on or about March 1, 2025, at the same rate paid during the last year of the expired term, effectively waiving the 200% holdover rent provided for by the Lease;
- retroactive commencement of the fair market rent to September 15, 2025;
- establishment of a \$56,131.60 rent credit, the difference between the payments made and the fair market rent, between September 15, 2025, and April 1, 2026;
- application of the rent credit to a tenant improvement project at 3120 Mission Street, leased from the same landlord.
- One option to extend the lease for 5 years at 95% of fair market rent.

Approval of this amendment ensures continuity of essential services at a favorable market rate.

Should you have any questions regarding this matter, please contact Burt Hirschfeld, Senior Real Property Officer in the Real Estate Division, at (415) 554-9862.

Respectfully,

A handwritten signature in blue ink that reads "Sally Oerth". The signature is written in a cursive style with a horizontal line underneath the name.

Sally Oerth

Director of Real Estate