



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



Andrico Q. Penick  
Director of Real Estate

September 22, 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 at 1449 Webster St. – OEWD - Western Addition Neighborhood Access Point**

Dear Board Members:

Attached for your consideration is a proposed Resolution for a lease amendment, on behalf of the City's Office of Economic and Workforce Development ("OEWD"), for the lease of approximately 3,900 square feet of space located on the ground floor of the building located at 1449 Webster Street.

This lease amendment will allow OEWD to continue operating the Western Addition Neighborhood Access Point. Since 2008, the program continues to provide the local community:

- Employment and job search services
- Job readiness and skills training
- Resume assistance
- Coaching for interviews
- Supportive services such as childcare and transportation

**Summary of Lease Amendment**

- Term extended to 8/31/2023
- Annual Base Rent of \$139,170 (\$35.68 per square foot) with annual CPI increases between 2% and 5%
- Proposed Base Rent is 15% less than previous Base Rent under Original Lease
- Additional three-year extension option added (at 95% of FMR)

If you have any programmatic questions, please contact Josh Keene of my office by phone at 415-554-9859 or by email at [joshua.keene@sfgov.org](mailto:joshua.keene@sfgov.org).

Respectfully,

Andrico Q. Penick  
Director of Property