

The SOMA RISE Center Proposed for 1076 Howard Street

June 3, 2021
Government Audit & Oversight Committee



Background

In response to San Francisco's urgent need to help persons experiencing mental health and substance use crises on the streets, the Department of Public Health proposes to:

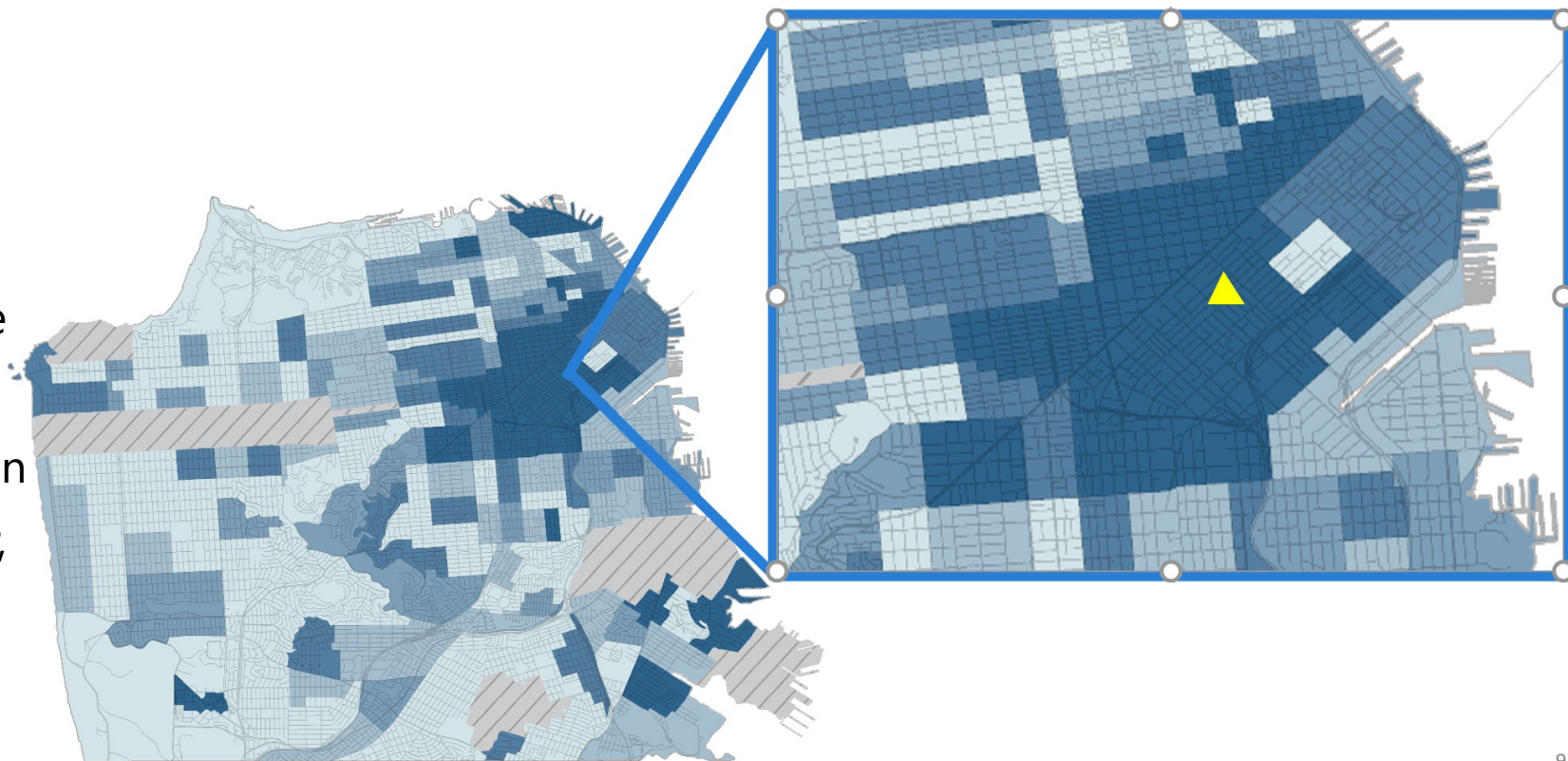
Create a trauma-informed sobering site with integrated harm reduction services for individuals who are under the influence of methamphetamine.



SOMA RISE Center

A safe space to bring people who are intoxicated from drugs off the streets

- **Capacity:** 12-20 persons at a time
- **Hours:** 24/7
- **Service area:** SoMa and Tenderloin
- **Care:** Monitoring, rest, food/water, showers
- **Connect to:** Medical, drug treatment, housing services, and more
- **Staff:** Safety workers, health care workers, peer counselors

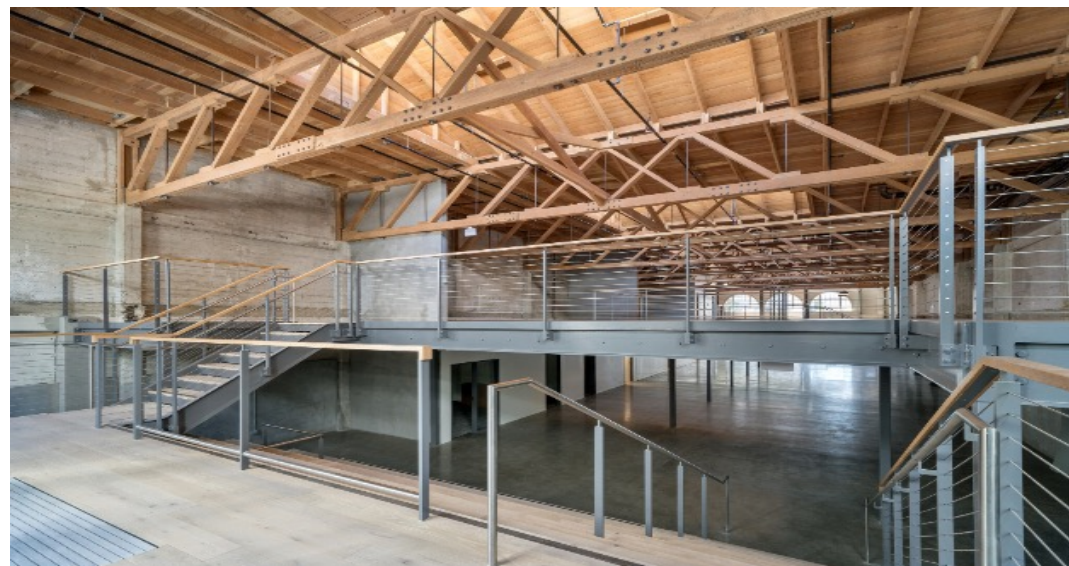
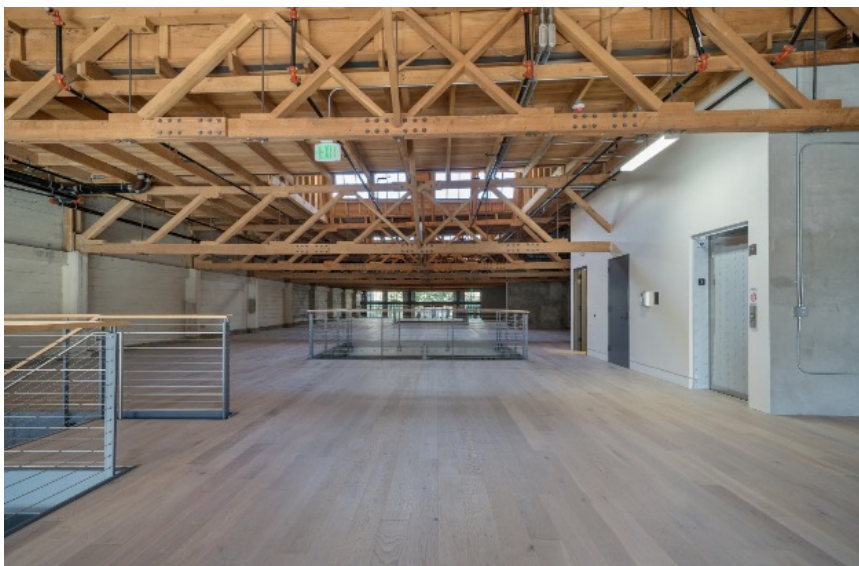


1076 Howard St.



Building Features

- 16,668 rentable square feet
- New Building Systems
 - Mechanical
 - Electrical
 - Plumbing
 - Elevator
- Seismically retrofitted



1076 Howard Lease

Deal Points

- Term: 8 ½ Years
- Options: One (1) 5 year option to extend at 98% of FMR
- Rent: \$854,235 annually (\$51.25 psf.) 3% annual escalations
- T.I.: Landlord to contribute \$55.00 psf. (\$916,740) towards improvements. In addition, Landlord to add an additional restroom at their sole cost
- City T.I. City will contribute up to \$1,888,990 towards build out
- Free Rent: 6 Months of free rent
- Expenses: City to pay taxes, insurance, utilities and maintenance