

1 [Real Property Lease - APA Family Support Services - Community Services Center - 50
2 and 66 Raymond Avenue - \$65,053.52 Annual Base Rent]

3 **Resolution approving and authorizing the Director of Property, on behalf of the**
4 **Human Services Agency, to enter into a Lease of 15,461 square feet of City owned**
5 **administrative and meeting space located at the adjoining lots of 50 and 66 Raymond**
6 **Avenue, with APA Family Support Services, a California non-profit public benefit**
7 **corporation, for supportive programming for children, parents and seniors,**
8 **commencing May 1, 2022, through April 30, 2027, at a base rent of \$65,053.52 and**
9 **monthly utilities of \$1,595.00, with 3% annual adjustments; a finding that the Lease**
10 **furtheres a proper public purpose sufficient to meet the San Francisco Administrative**
11 **Code, Section 23 market value requirements; a finding that competitive bidding**
12 **procedures required under Section 23 are impractical or impossible; authorizing the**
13 **Director of Property to execute documents, make certain modifications and take**
14 **certain actions in furtherance of entering into the Lease and this Resolution, as**
15 **defined herein; adopting California Environmental Quality Act findings; and making**
16 **findings that the proposed transaction is in conformance with the General Plan, and**
17 **the eight priority policies of Planning Code, Section 101.1.**

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19 WHEREAS, Over the last five years, APA Family Support Services (“Tenant”), under
20 the guidance of the Health Services Agency of the City and County of San Francisco
21 (“HSA”), has been and currently provides supportive programming including meals, social
22 engagement, education, counseling, case management and child care to an estimated
23 10,000 children, parents and elders of the Visitacion Valley community at the City owned
24 adjoining lots located at 50 and 66 Raymond Avenue (the “Community Center”); and
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1 WHEREAS, The 66 Raymond Avenue current lease is in holdover and the 50
2 Raymond Avenue current lease terminates on April 30, 2022; and

3 WHEREAS, HSA seeks to have the Tenant’s programming continue in the
4 community by entering into the proposed lease with the Tenant for the Community Center,
5 for a five-year term commencing May 1, 2022, and terminating April 30, 2027, a copy of
6 which is on file with the Clerk of the Board of Supervisors in File No. _____ (the
7 “Lease”); and

8 WHEREAS, The Lease provides for an initial monthly base rent of \$5,421.13 (\$.78
9 per square foot) for a total annual base rent of \$65,053.52 (\$9.37 per square foot); and

10 WHEREAS, The Tenant is responsible for monthly utilities in the amount of
11 \$1,595.00; and

12 WHEREAS, There is an annual 3% increase for rent and utilities reimbursement
13 each May 1 thereafter; and

14 WHEREAS, Due to the Tenant’s long-term occupancy and use of the Community
15 Center and the public benefit it provides, competitive bidding procedures were impractical;
16 and

17 WHEREAS, The Planning Department, through General Plan Referral letters dated
18 December 3, 2021 ("Planning Letters"), which are on file with the Clerk of the Board of
19 Supervisors under File No. _____ and incorporated herein by reference, have verified
20 that the Lease is consistent with the General Plan, and the eight priority policies under
21 Planning Code, Section 101.1, and categorically exempt from review under the California
22 Environmental Quality Act (California Public Resources Code, Sections 21000 et seq.)
23 ("CEQA") under CEQA Guidelines, Sections 15378 and 15060(c)(2); and

24 WHEREAS, The Director of Property determined the proposed rent payable under
25 the Lease to be below fair market rental value and therefore requires a Board of

1 Supervisors finding that the Lease furthers a proper public purpose sufficient to meet the
2 requirements of San Francisco Administrative Code, Section 23.33; now, therefore, be it
3 RESOLVED, That the Board of Supervisors finds the Lease is consistent with the
4 General Plan, and the eight priority policies of Planning Code, Section 101.1, and adopts the
5 Planning Department's CEQA findings and hereby incorporates such findings by reference
6 as though fully set forth in this Resolution; and, be it

7 FURTHER RESOLVED, That the Board of Supervisors confirms that the below
8 market rental rate of the Lease furthers a proper public purpose sufficient to meet the
9 requirements of San Francisco Administrative Code, Section 23.33; and, be it

10 FURTHER RESOLVED, That in accordance with the recommendations of the HSA
11 and the Director of Property, after consultation with the City Attorney, the Board of
12 Supervisors approves the Lease in substantially the form presented to the Board, and
13 authorizes the Director of Property to take all actions necessary to execute the Lease and
14 any other documents that are necessary or advisable to effectuate the purpose of this
15 Resolution; and, be it

16 FURTHER RESOLVED, That commencing upon May 1, 2022 and continuing
17 through the first year of the Lease term, the annual base rental rate shall be \$5,421.13 per
18 month or \$65,053.52 per year, with an annual adjustment of three percent each
19 subsequent May 1; and, be it

20 FURTHER RESOLVED, That Tenant shall reimburse City for Community Center
21 utilities in the amount of \$1,595.00 per month, with an annual adjustment of 3% each
22 subsequent May 1; and, be it

23 FURTHER RESOLVED, That the Board of Supervisors finds that competitive
24 bidding procedures for award of the Lease were impractical or impossible due to Tenant's
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1 current possession and occupancy of the space and the public benefit provided by Tenant;
2 and, be it

3 FURTHER RESOLVED, That all actions taken by any City employee or official with
4 respect to entering into this Lease are hereby approved, confirmed, and ratified; and, be it

5 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
6 Property to take any actions in furtherance of entering into, amending, or modifying the Lease,
7 if said action is, determined by the Director of Property, in consultation with HSA and the City
8 Attorney, in the best interest of the City, does not decrease the rent or otherwise materially
9 increase the obligations or liabilities of the City, necessary or advisable to effectuate the
10 purposes of the Lease, or this Resolution, and in compliance with all applicable laws,
11 including the City's Charter; and, be it

12 FURTHER RESOLVED, That within thirty (30) days of the Lease being fully executed
13 by all parties, RED shall provide the final Lease to the Clerk of the Board for inclusion in the
14 official file.

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