



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



Andrico Q. Penick
Director of Real Estate

January 26, 2021

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 1421 Broderick St. – DPH – Residential Treatment Facility – 33 beds

Dear Board Members:

Attached for your consideration is a proposed Resolution for a lease amendment, on behalf of the City's Department of Public Health ("DPH"), for the lease of approximately 12,417 square feet of treatment facility space and residential rooms located at the building at 1421 Broderick Street in San Francisco. The program is known as the Broderick Street Adult Residential Facility ("BSARF") and it provides permanent housing and 24-hour care to 33 individuals impacted by both mental and physical illness. BSARF provides a broad range of residential-based services including medical and mental health support, meals, daily recreational activities, and support with and transportation to medical appointments.

Summary of Lease Amendment

- Term extended to January 31, 2024.
- Annual Base Rent of \$372,510 (\$30.00 per square foot) with annual rent increase of 3%.
- City has a right of first refusal to purchase the property if the owner decides to sell.
- City can terminate the lease at no penalty with 365 days' notice.
- City's maintenance obligations for major building systems are capped at \$15,000 per year, subject to the terms and conditions of the amendment.

If you have any questions about this proposed Resolution or its associated amendment, please contact Josh Keene of my office by phone at 415-554-9859 or by email at joshua.keene@sfgov.org.

Respectfully,

Andrico Q. Penick
Director of Property