



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING



165 Capp Lease Extension

San Francisco Board of Supervisors

Budget and Finance Committee

Sept. 8, 2021



165 Capp Street – Lease Extension Option

- Lease Extension for 165 Capp Street
 - In August 2016, the Board of Supervisors approved a new 5-year lease between the City and BC Capp with two five-year extension options.
 - Proposed legislation exercises the first of the two 5-year lease extension options.
 - If approved, total term of September 30, 2021 – September 30, 2026.
- Base Rent of \$41.64 per square foot per year (\$248,127.88 in year 1 with October 2021 rent abatement)
 - \$270,684.96 annualized base rent for 6,500 square foot rented space.
 - Rent increases by 3% annually.
- City is responsible for:
 - Utilities: Electricity, gas, telecommunications, water
 - Services: Janitorial, pest, and debris
 - Maintenance and repairs: interior portions of the premises



Mission Neighborhood Resource Center

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- The **Mission Neighborhood Resource Center (MNRC)** is a drop-in center for people experiencing homelessness operated by the non-profit provider **Mission Neighborhood Health Center**.
- MNRC provides:
 - **Amenities** including showers, lockers, laundry and snacks
 - **Services** such as Case Management and referrals
- MNRC continues to be a **critical resource** for our unhoused neighbors
 - The site at 165 Capp Street has provided drop-in services **since 2000**
 - Pre-COVID, MNRC served up to **210 individuals daily**.



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Questions?

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