FILE NO. 260997 RESOLUTION NO. 582-26

[Real Property Lease - West Bay Local Development Corporation, dba West Bay Conference Center - 1290 Fillmore Street, Suite 103 and Gallery B - $105,138.88 Initial Annual Base Rent]

Resolution approving and authorizing the Director of Property, on behalf of the Department of Public Health, to execute a lease agreement with West Bay Local Development Corporation, dba West Bay Conference Center, as Landlord, for a portion of 1290 Fillmore Street, consisting of approximately 2,992 rentable square feet; for an initial term of five years with two one-year extension options, commencing upon approval of this Resolution by the Board of Supervisors and the Mayor and the execution by the Director of Property; for an annual base rent of $105,138.88, increasing by 3% at each term extension; and authorizing the Director of Property to enter into any amendments or make certain modifications to the Office Lease that the Director of Property determines, in consultation with the Department of Public Health and the City Attorney, do not materially increase the obligations or liabilities to the City, do not materially decrease the benefits to the City, and are necessary to effectuate the purposes of the Office Lease or this Resolution.

WHEREAS, The San Francisco Department of Public Health ("DPH") strives to protect and promote the health of all San Franciscans by providing a wide range of public health services and programs; and

WHEREAS, In conjunction with the California Department of Public Health's Maternal, Child, and Adolescent Health Program, DPH along with other local health jurisdictions administering the programs, as well as other public and private agencies, fund San Francisco's Black Infant Health Program ("BIHP"); and

WHEREAS, BIHP focuses on empowering all mothers who otherwise meet eligibility requirements, regardless of race, ethnicity, national origin, gender, or sexual orientation by connecting them with the vital care and support needed to promote healthy behaviors during pregnancy and continuing after childbirth in the City and County of San Francisco ("City"); and

WHEREAS, BIHP has experience and expertise providing services that meet the unique needs of Black and African American mothers, and no one who does not identify as Black or African American will be turned away; and

WHEREAS, BIHP has a goal to improve infant and maternal health and decrease health inequities in infant and maternal mortality rates; the program provides free services to women 16 years or older, pregnant, or up to six months postpartum at the time of enrollment, regardless of income; and

WHEREAS, The City previously entered into a Permit to Enter and Use Property ("Permit") for the Suite 103 portion of the Premises for the period of July 1, 2019 through January 30, 2020; following the expiration of the Permit, BIHP has continued its occupancy of the Suite 103 portion of the Premises on a month-to-month basis; and

WHEREAS, The Real Estate Division ("RED"), on behalf of DPH, negotiated a new Office Lease Agreement ("Lease") for space with West Bay Local Development Corporation, dba West Bay Conference Center ("Landlord") for approximately 2,992 rentable square feet at 1290 Fillmore Street, Suite 103 (2,561 rsf) and Gallery B (431 rsf; together, the "Premises"); and

WHEREAS, RED, on behalf of DPH, is also negotiating and administering a separate lease at a neighboring property for the same program located at 1533 Eddy Street, and the program intends for the Lease to operate in coordination with that neighboring lease to support unified, co-located program functions; and

WHEREAS, The Lease proposes a five-year term with two options to extend the term for one-year, at an annual base rent of $105,138.88 (or $35.14 per square foot), increasing by 3% at each term extension; a copy of the proposed Lease in on file with the Clerk of the Board in File No. 260997; and

WHEREAS, The Landlord, at its sole expense, shall provide janitorial and maintenance services within Suite 103 of the Premises; and

WHEREAS, City shall pay, at its sole costs, all utility costs necessary to utilize the Premises; and

WHEREAS, The Director of Property has determined that the base rent is at or below the fair market value for similar properties and is less per square foot than the requirement for an independent appraisal under Chapter 23 of the Administrative Code; now, therefore, be it

RESOLVED, That in accordance with the recommendation of the Director of Health, or his designee, and the Director of Property, in consultation with the City Attorney, the Director of Property is hereby authorized to take all actions on behalf of City, as Tenant, to enter into the Lease at an initial annual base rent of $105,138.88, increasing by 3% at each term extension; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of Property to enter into any other amendments or modifications, exercising extension options to the Lease that the Director of Property determines, in consultation with DPH and the City Attorney, are in the best interest of the City, do not increase the rent or otherwise materially increase the obligations or liabilities of the City; are necessary or advisable to effectuate the purposes of the Lease and this Resolution; and are in compliance with all applicable laws, including City's Charter; and, be it

FURTHER RESOLVED, That within 30 days of the Lease being fully executed by all parties, the Real Estate Division will provide the fully executed copy to the Clerk of the Board for inclusion into the official file.

Available: $ 78,854.16
(base rent for period 10/01/2026 through 06/30/27)

Fund ID:	10000 - GF Continuing Authority Ctrl
Department ID:	251988 – HNS MCAH
Project ID:	10026710 – HN Maternal Child & Adlt Hlth
Authority ID:	10000 - Operating
Account ID:	530110 – Property Rent
Activity ID:	0007 – Black Infant Health

/s/ Michelle Allersma
Michelle Allersma, Budget and Analysis Division Director on behalf of Greg Wagner, Controller

RECOMMENDED:

/s/ Jenny Louie
Jenny Louie
Chief Operating Officer for
Department of Public Health

RECOMMENDED:

/s/ Sarah R. Oerth
Sarah R. Oerth
Director of Property
Real Estate Division

City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 260997 **Date Passed:** October 20, 2026

Resolution approving and authorizing the Director of Property, on behalf of the Department of Public Health, to execute a lease agreement with West Bay Local Development Corporation, dba West Bay Conference Center, as Landlord, for a portion of 1290 Fillmore Street, consisting of approximately 2,992 rentable square feet; for an initial term of five years with two one-year extension options, commencing upon approval of this Resolution by the Board of Supervisors and the Mayor and the execution by the Director of Property; for an annual base rent of $105,138.88, increasing by 3% at each term extension; and authorizing the Director of Property to enter into any amendments or make certain modifications to the Office Lease that the Director of Property determines, in consultation with the Department of Public Health and the City Attorney, do not materially increase the obligations or liabilities to the City, do not materially decrease the benefits to the City, and are necessary to effectuate the purposes of the Office Lease or this Resolution.

October 07, 2026 Budget and Finance Committee - RECOMMENDED

October 20, 2026 Board of Supervisors - ADOPTED

Ayes: 9 - Chan, Dorsey, Fielder, Mahmood, Mandelman, Sauter, Sherrill, Walton and Wong
Excused: 2 - Chen and Melgar

File No. 260997

I hereby certify that the foregoing Resolution was ADOPTED on 10/20/2026 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

10/23/2026
Date Approved