[Real Property Lease - Fillmore Center Associates, LP - 1533 Eddy Street, 2nd Floor - $39,600 Initial Annual Base Rent with 3% Annual Increases]

Resolution approving and authorizing the Director of Property, on behalf of the Department of Public Health, to execute a Lease Agreement with Fillmore Center Associates, LP, as Landlord, for a portion of 1533 Eddy Street, consisting of approximately 1,500 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 upon execution by the Director of Property; for an annual base rent of $39,600 with 3% annual increases; and authorizing the Director of Property, to enter into any amendments or make certain modifications to the Lease that the Director of Property determines, in consultation with DPH 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 lease agreement 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, funds 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; and

WHEREAS, BIHP has experience and expertise providing services that meet the unique needs of Black and African American mothers, 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, In July 2016, Westside Community Mental Health Center, a DPH service provider, entered into a lease for space located at 1533 Eddy Street, 2nd Floor; and

WHEREAS, DPH terminated the service agreement with Westside Community Mental Health Center and replaced it with City staff; and

WHEREAS, DPH continued to occupy the space following lease expiration on a month-to-month basis with the approval of the Landlord; and

WHEREAS, The Real Estate Division ("RED"), on behalf of DPH, negotiated a new Lease Agreement ("Lease") at the existing space consisting of approximately 1,500 rentable square feet located at 1533 Eddy Street, 2nd Floor (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 1290 Fillmore Street, and the parties intend for this 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 one-year options to extend the term, at an annual base rent of $39,600 (or $26.40 per square foot), increasing annually at

3%, a copy of the proposed Lease in on file with the Clerk of the Board in File No. 260998; and

WHEREAS, The City, as Tenant, shall pay, at its sole costs, all utility costs and services necessary to utilize the Premises, including janitorial; 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 the City, as Tenant, to enter into the Lease at an initial annual base rent of $39,600 with 3% annual increases; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of Property to enter into any other amendments or modifications 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 the 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: $ 29,700
(base rent for period 10/01/2026 through 6/30/27)

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

Fund ID:	11580 - SR Community Health-Grants
Department ID:	251988 – HNS MCAH
Project ID:	10042909 – HN MCH PM02 2627 Black Infant
Authority ID:	10001 - Grants
Account ID:	530110 – Property Rent
Activity ID:	0002 – Title XIX Expenditure

/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: 260998 **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 Fillmore Center Associates, LP, as Landlord, for a portion of 1533 Eddy Street, consisting of approximately 1,500 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 upon execution by the Director of Property; for an annual base rent of $39,600 with 3% annual increases; and authorizing the Director of Property, to enter into any amendments or make certain modifications to the Lease that the Director of Property determines, in consultation with DPH 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 lease agreement 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. 260998

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