



Office of the City Manager

CONSENT CALENDAR
October 14, 2025

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Scott Gilman, Director, Health, Housing & Community Services
Department

Subject: Contract No. 10271 Amendment: Lease of 1521-1535 University Avenue

RECOMMENDATION

Adopt a Resolution authorizing the City Manager or designee to execute an amendment to Contract No. 10271 with Satellite Affordable Housing Associates (SAHA) through June 30, 2031, adding \$1,200,000 for a total contract amount of \$2,709,949.20, to fund lease payments for 1521-1535 University Avenue.

FISCAL IMPACTS OF RECOMMENDATION

Funds for the scope of work in the amount of \$1,200,000 will be provided from the Mental Health Services Act Funds 011, 315, and 316. Funding will be available in the Fiscal Year 2026 budget, pending approval of Annual Appropriations Ordinance Number One.

CURRENT SITUATION AND ITS EFFECTS

The leasing of 1521-1535 University Avenue is a Strategic Plan Priority Project, advancing our goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities. The Health, Housing, and Community Services Department's Mental Health Division uses the building for the Family, Youth, and Children's (FYC) clinic, as well as office space for multiple staff units within the Division.

BACKGROUND

The City's Health, Housing, and Community Services Department's Mental Health Division began to lease 1521-1535 University Avenue in 2016, due to an environmental emergency which shut down the Adult clinic located at 2640 Martin Luther King Jr. Way. Once renovations were completed, Adult clinic staff moved back and FYC staff moved into 1521-1535 University Avenue, ending the lease at 3282 Adeline Street where FYC had been located for many years. The current location at University Avenue has proven more convenient for clients and their families, is centrally located and close to public transportation, and the vendor SAHA has been a competent landlord and property manager throughout the lease. On February 23, 2016, Council authorized a 10-year lease allowing the City two (2) consecutive options to extend the lease term for an additional five (5) years each.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no identifiable environmental effects, sustainability opportunities, or climate impacts associated with the subject of this report.

RATIONALE FOR RECOMMENDATION

Mental Health staff are currently using the buildings at 1521-1535 University Avenue as both office and clinical space, and plan to do so for the foreseeable future. SAHA has been a competent property management partner throughout the lease thus far.

ALTERNATIVE ACTIONS CONSIDERED

Council may choose not to approve this contract; however, the Mental Health Division may not be able to retain its current location for FYC.

CONTACT PERSON

Jeffrey Buell, Manager of Mental Health Services, (510) 981-7682
Conor Murphy, Associate Management Analyst, HHCS, (510) 981-7611

Attachments:
1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT NO. 10271 AMENDMENT: LEASE OF 1521-1535 UNIVERSITY AVENUE

WHEREAS, vendor Satellite Affordable Housing Associates (SAHA) has leased office space at 1521-1535 University Avenue to the City's Health, Housing, and Community Services Department's Mental Health Division and proven to be a competent property manager; and

WHEREAS, the Master Lease and Property Management Agreement for 1521-1535 University Avenue was approved by the Council of the City of Berkeley by Ordinance No. 7,459-N.S. (adopted February 23, 2016); and

WHEREAS, funding for these services and supports are available in the Fiscal Year 2026 budget, subject to adoption of the Annual Appropriations Ordinance Number One.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager or designee is authorized to execute a contract amendment with SAHA to fund the lease of 1521-1535 University Avenue through June 30, 2031, in an amount not to exceed \$2,709,949.20 and funded through the Mental Health Services Act Funds 011, 315, and 316. A record signature copy of said contract and any amendments to be on file in the City Clerk Department.

