



We're About People

San Diego Housing Commission (SDHC) Commercial Lease for Latinos y Latinas en Accion

Presentation to the SDHC Board of Commissioners
September 11, 2026

Emmanuel Arellano
Vice President of Asset Management
Real Estate Division



Introduction

- Latinos y Latinas en Acción has occupied commercial space at SDHC's Courtyard Apartments since August 2016.
- SDHC and Latinos y Latinas en Acción executed a new one-year lease, commencing August 1, 2026.
 - Three-year option to extend the lease through July 31, 2030, requires SDHC Board approval.
- Latinos y Latinas en Acción provides community services, including:
 - health education, nutrition and diabetes prevention
 - mental health support, tutoring and mentoring
 - assistance with immigration and citizenship





Lease Terms – Three-year Option

- Subject to SDHC Board approval, the tenant will have one, three-year lease extension option with the same terms and conditions as the one-year lease.
- Annual 3% rent increases during the option period.

Period	Monthly Rent	Rent per Square Foot
August 1, 2027 – July 31, 2028	\$1,417	\$2.27
August 1, 2028 – July 31, 2029	\$1,460	\$2.34
August 1, 2029 – July 31, 2030	\$1,504	\$2.41

- The tenant is responsible for all Tenant Improvements, which require prior SDHC approval.
- The tenant shall pay a prorated share of Common Area Maintenance expenses, including water, trash, and electricity.
- The tenant is responsible for any new signage and must obtain approval from SDHC, Civic San Diego, and the City of San Diego before installation.



Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Approve a lease agreement extension option with Latinos y Latinas en Acción (Latinos y Latinas) for a period of three years under the same terms and conditions as the one-year lease executed August 1, 2026, for the continued occupancy of the commercial space Courtyard Apartments at 4389 El Cajon Blvd., San Diego, CA 92105. The term of the lease extension will be from August 1, 2027, through July 31, 2030.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to execute all lease documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.



Questions & Comments

We're About People