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San Diego Housing Commission (SDHC) Lease Agreement with The Center for the Space at Smart Corner for the Safe Shelter for Transition-Age Youth (Safe STAY) Presentation to the SDHC Board of Commissioners January 16, 2026

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SDHC – Lease with The Center for Safe STAY Program

Introduction

- SDHC executed a one-year lease with The Center for the term of March 14, 2025, through March 13, 2026, for a 9,300-square-foot space at 1045 11th Ave., San Diego, CA 92101, on the first floor of SDHC's main offices.
 - The lease term was amended to April 14, 2025, through April 13, 2026, to coincide with the date operations of the Safe STAY shelter services began at this site.
- SDHC also administers a contract with The Center to operate the Safe STAY program.
 - May 9, 2025: the SDHC Board authorized SDHC to enter into a contract from July 1, 2025, through June 30, 2026, with a one-year option to renew, for The Center to operate the program.
 - The renewal option is contingent on the City of San Diego making funds available for this purpose in its annual budgeting process.



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Proposed Lease Terms

- Extend the end date of the current lease term from April 13, 2026, to June 30, 2026, to coincide with the end of the fiscal year and the time period of the contract for shelter program operations.
- Authorize three one-year options to extend the lease without further action by the SDHC Board.
- Remove the requirement for the tenant to increase the general public liability insurance from \$2,000,000 to \$5,000,000 and property damage from \$4,000,000 to \$10,000,000.
- Additional key terms of the proposed extended lease:
 - There is no rent.
 - There is no security deposit.
 - Tenant shall pay a pro-rata share equal to 8.43% of the Common Area Maintenance costs for the building.



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Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Approve an extension of the term of SDHC's lease with The Center for the space at 1045 11th Ave., San Diego, CA 92101, at the Smart Corner building for the Safe Shelter for Transition-Age Youth (Safe STAY) program to June 30, 2026, to coincide with the end of the fiscal year instead of the current lease end date of April 13, 2026.
- 2) Approve three one-year options to extend the lease at SDHC's discretion, if The Center requests to extend the lease.
- 3) Authorize SDHC's President and Chief Executive Officer, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and 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.



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Staff Recommendations

Questions & Comments

