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San Diego Housing Commission (SDHC) Family Justice Center Lease Agreement Presentation to the SDHC Board of Commissioners January 14, 2021

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Family Justice Center Lease Agreement Introduction

- The City of San Diego Family Justice Center provides services at no cost to participants to help survivors of domestic violence, sexual assault and sex trafficking leave abusive relationships and begin a life free of violence and abuse.
- The Family Justice Center currently occupies the entire second floor office space of the Smart Corner building at 1122 Broadway, Suite 200, San Diego, CA 92101.
- The Family Justice Center is current with rent payments and in compliance with all other terms of its lease.



*Smart Corner
1122 Broadway
San Diego, CA 92101*





Family Justice Center Lease Agreement

New Lease – Key Terms

- Three-year lease with one two-year renewal option for a total lease term of five years
- Tenant Improvement Allowance of up to \$17,000 for identified tenant improvements
- SDHC as Landlord will continue to provide overnight janitorial services to clean the office area, kitchen and bathrooms.
- SDHC as Landlord will continue to be responsible for costs associated with maintenance and repairs of the plumbing, electrical and HVAC..
- The rent for the lease term will increase 6 percent every two years.





Family Justice Center Lease Agreement Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

1. Approve a three-year lease between SDHC as the Landlord and the City of San Diego Family Justice Center as the Tenant, for the period of January 1, 2021, through December 31, 2023, for the continued occupancy of the second floor office space at the Smart Corner building at 1122 Broadway, Suite 200, San Diego, CA 92101, with one two-year renewal option for a total lease term of five years;
2. Approve a Tenant Improvement Allowance of up to \$17,000 for the City of San Diego Family Justice Center for identified tenant improvements; and
3. Authorize SDHC's President & CEO, 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 to take such actions as are necessary and/or appropriate to implement these approvals.





Questions & Comments

