

Department of Homelessness and Supportive Housing (HSH)



Windsor Hotel and Clinic
234-238 Eddy
104 Units of PSH



Hotel Le Nain
730 Eddy
92 Units of PSH

- Renewals of Master Leases (10 years each)
- **196 Total Units** of continued Permanent Supportive Housing (PSH) for formerly Homeless Individuals

Background:

- Each property is completing a 10-year lease term; HSH is exercising its right to extend an additional ten years at each.
- Lease extension allows continued delivery of supportive housing for formerly homeless residents with complex medical, mental health and/or substance abuse diagnoses.
- Real Estate Division has negotiated for new rents beginning in 2021 at rates below those prescribed in the leases.

Amendment: RED accepts proposed amendment from BLA report clarifying that Whereas clause from resolution page 1 should read 104 units, not 92 units

Summary of Lease Extension Terms:

	234-238 Eddy	730 Eddy
# of PSH Units:	104	92
Commencement:	Jan. 1, 2021	Feb. 1, 2021
Expiration:	Dec. 31, 2030	Jan. 31, 2031
Monthly Rent/Unit:	\$815	\$815
Annual Rent:	~\$1M	\$897K
Annual Increase:	3%-6% (CPI)	3.5%-6% (CPI)
Other:	Ground floor Clinic	
Landlord Name:	TJ-T, LLC	Hotel Le Nain, LLC
<i>Note: Utilities, Custodial, and other Operating expenses paid directly by City</i>		



Questions?