



Administrative Report

H.11., File # 26-0735

Meeting Date: 6/16/2026

To: MAYOR AND CITY COUNCIL

From: JOY A. FORD, CITY ATTORNEY
STEPHANIE JOHNSON, QUALITY OF LIFE PROSECUTOR

TITLE

APPROVE LEASES AND ADDENDUMS FOR EIGHTEEN (18) SINGLE ROOM OCCUPANCY UNITS, LOCATED AT 126 WEST D STREET, WILMINGTON, CALIFORNIA 90744, TO SERVE AS BRIDGE HOUSING FOR PEOPLE EXPERIENCING HOMELESSNESS IN REDONDO BEACH AND HERMOSA BEACH FOR THE AMOUNT NOT TO EXCEED \$229,051.20 FOR THE TERM OF JULY 1, 2026 THROUGH JUNE 30, 2027, BETWEEN THE CITY OF REDONDO BEACH AND SWAMI INTERNATIONAL

EXECUTIVE SUMMARY

As part of the Enhanced Response to Homelessness Program, the City leases eighteen (18) Single Room Occupancy (SRO) units from Swami International (Swami) within Service Planning Area (SPA) 8. These SROs serve as bridge housing to give people experiencing homelessness a safe place to stay while working on the steps to obtain permanent housing. All eighteen (18) leases (Units 3, 4, 6, 8, 9, 10, 13, 14, 15, 16, 20, 21, 22, 23, 24, 26, 27, 28) are up for renewal on June 30, 2026. On October 7, 2025, City Council approved a Memorandum of Understanding (MOU) with the South Bay Cities Council of Governments (SBCCOG) to accept a \$339,150 in Measure A Local Solution Funds for Homeless Court, SROs and motel stays. Exhibit 4 of the MOU delineates a proposed budget for the Redondo Beach SRO/Motel beds not to exceed \$239,150. The City received a Letter of Intent from SBCCOG dated June 5, 2026, indicating additional funding in the amount of \$260,000 for the continuation of the SRO and Motel Program through June 30, 2027. These funds will cover all eighteen (18) leases for the one-year lease period commencing July 1, 2026. Staff recommends that the Mayor and City Council approve the leases for all eighteen (18) units.

BACKGROUND

The SRO units play a critical role within Redondo Beach's homelessness response system by providing both immediate shelter solutions and structured pathways to permanent housing. Its combination of flexible emergency response, bridge housing, and intensive case management allows it to effectively serve individuals with complex needs, including youth, those with trauma histories, and individuals who have struggled to engage in traditional shelter systems. Together with the pallet shelter program, it forms part of a comprehensive continuum of care, ensuring that individuals experiencing homelessness have multiple entry points to safety, stabilization, and long-term housing success and demonstrates a 52% exit to permanent housing rate. Most recently, a young adult with a history of foster care and intermittent homelessness since age 16 was successfully placed at the

SROs through the Redondo Beach Housing Navigation team. Since coming indoors, this individual has engaged with mental health services to address childhood trauma, leading to increased stability and consistent progress.

On April 11, 2026, the SBCCOG Steering Committee approved the budget allocation of \$260,000 for Redondo Beach's SRO and Motel Program. SBCCOG is awaiting contracts and funding agreements from Los Angeles County's Department of Homeless Services and Housing (HSH) and is recommending that the City move forward with Council approval pending a formal Memorandum of Understanding. The allocated funding amount of \$260,000 will support all eighteen (18) units through June 30, 2027. Monthly rent for Units 3, 6, 8, 9, 13, 15, 16, 20, 22, 23, 26, 27, 28 is \$1,037.40 per unit. Monthly rent for Units 4, 10, 14, 21 is \$1,078.35 per unit. Monthly rent for Unit 24 is \$1,027.00. Monthly insurance costs are \$14.50 per unit. This totals \$229,051.20 for the twelve-month lease term for all eighteen (18) units, including insurance costs.

As a reminder, the City will be jointly and severally liable for any damages or injuries caused by any of the tenants who reside in any of the units being rented. Normally, the City would not take on liability for third parties. However, we would not be able to get housing in another city without doing so. Service providers such as Exodus and Harbor Interfaith enter into these agreements when placing someone in hotels or other temporary housing and pay for damages, if any should occur. These incidents are rare because they carefully choose who is placed in such collaborative housing or hotels. The City will depend on our Housing Navigators to carefully select lower-risk individuals to occupy the SRO units. In addition, the City is paying renter's insurance, as outlined above, for each unit that will cover a \$100,000 policy of Liability to Landlord Insurance. This cost is covered by Measure A funding.

Staff recommends that the Mayor and Council approve the new leases for eighteen (18) SRO units for the term of July 1, 2026 through June 30, 2027.

COORDINATION

The City Attorney's Office coordinated with the SBCCOG and Swami International in preparing this report.

FISCAL IMPACT

The costs for all eighteen (18) units and insurance coverage will be funded through Measure A Local Solution Funds received from the SBCCOG.

Submitted by:

Joy A. Ford, City Attorney

ATTACHMENTS

- Lease Agreements and Addendums
- Letter of Intent