



Administrative Report

H.23., File # 23-7021

Meeting Date: 10/17/2023

To: MAYOR AND CITY COUNCIL

From: MICHAEL W. WEBB, CITY ATTORNEY JOY FORD, QUALITY OF LIFE
PROSECUTOR

TITLE

APPROVE LEASES AND ADDENDUMS FOR THIRTEEN APARTMENTS LOCATED AT 126 WEST D STREET, WILMINGTON, CALIFORNIA 90744 BETWEEN THE CITY OF REDONDO BEACH AND SWAMI INTERNATIONAL TO SERVE AS BRIDGE HOUSING FOR PEOPLE EXPERIENCING HOMELESSNESS FROM THE BEACH CITIES.

EXECUTIVE SUMMARY

During the adoption of the Fiscal Year 2023-2024 Budget, the City Council approved leasing thirteen additional rental units for bridge housing on the condition of identifying grants to fund the rent. On September 19, 2023, the City Council approved a Memorandum of Understanding (MOU) with the South Bay Cities Council of Governments (SBCCOG), who granted the City of Redondo Beach \$235,150 in Los Angeles County Local Solutions Fund to lease motel and Single Room Occupancy (SRO) beds. On June 20, 2023, the City Council extended five leases the City had with Swami International (Swami) for SRO units at Swami's Wilmington property on D street. Swami offered to lease thirteen (13) additional units to the City of Redondo Beach. Staff recommends approving the thirteen (13) leases for the units to be used as bridge housing for people experiencing homelessness from the Beach Cities.

BACKGROUND

On December 15, 2020, the City Council approved five (5) leases with Swami for five units at 126 West D Street, in Wilmington. The units are SRO's with shared laundry room, kitchen and bathrooms. Since then, the City has used these SRO's as bridge housing to help people experiencing homelessness get off the streets while searching for permanent housing.

Like the Pallet shelter, bridge housing has proven to help expedite the process of obtaining permanent housing for people experiencing homelessness. Bridge housing brings stabilization to people experiencing homelessness and helps them acclimate to a more structured lifestyle that will allow them to take the necessary steps towards permanent housing. For example, they no longer have to stay up at night to protect themselves and their property and can make the necessary appointments during daytime hours. In addition, staying at bridge housing makes it easier for housing navigators to locate their clients, and housing navigators no longer have to spend hours

driving around to find them.

Redondo Beach has a 52% success rate of exits to permanent housing from these SRO's. Although not as good as the 57% success rate of the Redondo Beach Pallet Shelter, it is still a higher success rate than the 17% of exits from shelter to permanent housing in all of Service Planning Area (SPA) 8.

The City Council approved leasing thirteen (13) additional units for bridge housing during the Budget Adoption for this fiscal year on the condition of identifying grants to fund the rent. Ronson Chu, SBCCOG Senior Project Manager for Homeless Services, mentioned to City Attorney Mike Webb that the SBCCOG allocated county Local Solutions funding for motel and SRO beds for all of its cities, but no City had yet made any requests for that funding. The City Attorney's Office submitted a proposal to the SBCCOG for Local Solutions funds. The SBCCOG granted the City \$235,150, and the City entered into an agreement to accept those funds on September 19, 2023.

Swami notified the City Attorney's office that they had thirteen (13) additional vacant SRO's. Swami values the working relationship with the City Attorney's Office as well as what we are doing through our Enhanced Response to Homelessness Program. They want to continue that relationship, so they offered these rooms to Redondo Beach first before offering them to another agency, and has held them vacant until funding was secured. Swami even agreed to lower the monthly rent from \$1050 to \$950 per unit.

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. However, those incidents are rare because they carefully choose who is placed in such collaborative housing or hotels. The City would depend on our Housing Navigators to determine the best lower risk people to place at this location. In addition, the City is paying an additional \$12.50 per unit each month to enroll each tenant in a \$100,000 policy of Liability to Landlord Insurance (renter's insurance). This cost will also be covered by the grant funding.

Staff recommends that the Mayor and Council approve the thirteen (13) leases to use the SRO's as bridge housing.

COORDINATION

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

FISCAL IMPACT

Each room will have a monthly rent of \$950, \$950 security deposit and a monthly charge of \$12.50 for renter's insurance. These costs for thirteen (13) units will be funded through the Local Solution Fund received from the SBCCOG.

ATTACHMENTS

Lease agreements with Swami International and attached addendums

