



Administrative Report

H.18., File # 21-2973

Meeting Date: 9/7/2021

To: MAYOR AND CITY COUNCIL

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

TITLE

APPROVE LEASE AND ADDENDUMS FOR FIVE APARTMENTS LOCATED AT 126 WEST D STREET, WILMINGTON, CALIFORNIA 90744 BETWEEN THE CITY OF REDONDO BEACH AND SWAMI INTERNATIONAL TO HOUSE PEOPLE EXPERIENCING HOMELESSNESS IN REDONDO BEACH.

EXECUTIVE SUMMARY

On December 15, 2020, the Mayor and City Council approved a lease for five apartments located at 126 West D Street, Wilmington, California 90744 to serve as additional bridge housing for people experiencing homelessness in Redondo Beach. CDBG funds were available to rent the units for six months, and the leases expired in June of 2021. The City Attorney's Office applied to the South Bay Cities Council of Government for a Measure H grant that included funding for such bridge housing, but the application is still being evaluated through the selection process and would commence on January 1, 2022. In order to secure units pending the evaluation and selection process of the grant, the City Attorney's Office recommends that the Mayor and City Council approve a lease for five units at the same location as they become available until December 31, 2021, with the hope that we are awarded the Measure H grant to use on January 1 to continue renting the units. Currently, one unit is available for lease.

BACKGROUND

On January 19, 2021, the Mayor and City Council amended the City Net agreement to add navigation services in addition to the Census that was approved on January 12, 2021. One of the reasons for this amendment was the need for housing navigators to oversee the apartments that the Mayor and City Council leased at 126 West D Street, in Wilmington on December 15, 2020. The apartment units are Single Room Occupancy (SRO) with shared laundry room, kitchen and bathrooms.

From January 2021 to June 2021, CDBG funding was used for the monthly rent and deposits. On May 4, 2021, the Mayor and Council adopted the 2021-2022 CDBG Annual Action Plan. However, Swami International was not one of the recommendations for CDBG funding because Swami International did not respond when the application for CDBG funds was offered to Swami. The City was unable to extend the leases after June due to the unavailability of funding.

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.

From January to June, a total of seven (7) people went through the Wilmington SRO rentals: three were permanently housed, including one person that took over the lease in June and is now self-supporting; one person was hospitalized; two remain at the apartments and are funded by City Net through this month; and one unfortunately returned to the street after funding ceased in June. Hopefully, rental of five additional units will allow that person to return to bridge housing while that person seeks permanent housing.

If the Mayor and City Council approve the first amendment to the MOU with the SBCCOG, which is also on the consent calendar, that funding will be available to use for this bridge housing from Swami International until December 31, 2021.

The five units the City leased from Swami from January to June proved to be worthwhile, so Councilmember Horvath and the City Attorney's Office continued to seek funding for them after the leases expired. Los Angeles County makes an annual investment of Measure H funding to the South Bay Cities Council of Governments (SBCCOG) for Regional Homelessness Coordination. On August 10, 2021, the City Attorney's Office responded to a Call for Projects by the COG with an application for funding for bridge housing. The SBCCOG is currently evaluating the applications and will make recommendations to the SBCCOG Steering Committee at the end of October for approval. If the SBCCOG approves the City's application, Measure H funds can be used to continue leasing the units from Swami International from January 2022 through June 2023.

Currently, Swami International has one unit available for the City and will reserve the next four units for Redondo Beach as they become available.

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.

COORDINATION

The City Attorney's Office coordinated with the City Manager's Office in preparing this report.

FISCAL IMPACT

There is monthly rent of \$950 and a \$950 security deposit for each room. Costs will be funded through the Innovation Grant for Homeless Services received from the South Bay Cities Council of Government for the Enhanced Response to Homelessness Program.

ATTACHMENTS

- Sample lease agreement with Swami International and attached addendums