



Administrative Report

N.2., File # 20-1863

Meeting Date: 12/15/2020

To: MAYOR AND CITY COUNCIL

From: Michael W. Webb, City Attorney Joy Abaquin, Quality of Life Prosecutor

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING COLLABORATIVE HOUSING PROGRAM.

ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2012-097, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, MODIFYING THE FISCAL YEAR 2020-21 BUDGET FOR THE LEASING OF FIVE APARTMENTS TO HOUSE PEOPLE EXPERIENCING HOMELESSNESS IN THE CITY OF REDONDO BEACH

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

The Mayor and City Council directed the City Attorney's Office to prepare and return for City Council approval the documents necessary to rent beds within a collaborative housing program in a nearby city within SPA 8 to house people experiencing homelessness. We have recently located five apartments in Wilmington. The lease is presented for City Council consideration and possible approval.

BACKGROUND

On November 17, Quality of Life Prosecutor Joy Abaquin and Harbor Interfaith Homeless Navigator Lila Omura toured the apartment building at 126 West D Street in the City of Wilmington owned by Swami International (Owner). The tenants that live in the building are people that were recently experiencing homelessness. Currently, other organizations such as Self-Help and Recovery Exchange (SHARE!) Collaborative Housing and Exodus Recovery place people experiencing homelessness at this location.

The building is two floors and is communal living with shared bathrooms, laundry room and a kitchen. There are 28 rooms, each 120 square feet. Each room comes with a vanity sink

There are security cameras and a security guard off site and on call twenty-four hours a day. The security guard will make three visits to the location throughout the night and send reports for each visit to the Owner. The tenants may call the security guard at any time, day or night, if there is ever an issue, and the security guard will respond immediately. The communal areas are professionally cleaned once a week.

At the time of the tour, five rooms were available. However, those rooms have since been rented by PATH. Two additional rooms will be available on January 1, 2021, and additional rooms will become available at a

later time. We propose budgeting for five rooms in preparation of three additional rooms becoming available. A month to month lease is available for each room for \$750 a month for each room, as well as a \$750 security deposit. Multiple people can live in the room within the month at no extra charge, meaning if a tenant finds permanent housing within a month elsewhere, a new tenant can move into the same room. Each tenant will also be required to execute a lease and execute the addendums. The City will not be required to execute any addendums.

The only rules are that the tenant must have a case manager that meets with the tenant once a week and quiet time is at 10 p.m.

Currently, all the rooms are furnished with a mattress. However, after the first tenants leave, a new mattress will be needed for sanitary purposes. Pastor Peter Dunn from Saint Andrews Presbyterian Church expressed that the community is more than willing to donate furniture, beddings and necessary items when people move in. In case donations are unavailable, we recommend reserving \$3000 for mattresses.

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. Further, the City may want to consider entering into separate waivers with each of the tenants regarding any damages or injuries, including but not limited to the contracting of COVID-19, before any person experiencing homelessness takes possession of the units.

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 chose who is placed in such collaborative housing or hotels. The City would depend on our Housing Navigators like Lila Omura to determine the best lower risk people to place at this location.

In addition to the Pallet Shelters, these rooms would make excellent temporary, emergency bridge housing for Redondo residents experiencing homelessness. It will assist PATH and Harbor Interfaith to find permanent housing for their Redondo Beach clients.

COORDINATION

The City Attorney's Office coordinated with the City Manager's Office and the Community Services Department in preparing this report.

FISCAL IMPACT

There is monthly rent of \$750 and a \$750 security deposit for each room. The total for the final six months of the fiscal year is \$29,250 (\$26,250 for room/deposit + \$3,000 for mattress replacement) which can be taken from available CDBG funds.

ATTACHMENTS

- Sample lease agreement with Swami International and attached addendums
- Resolution for budget modification