



City of Culver City

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Staff Report Details (With Text)

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Title: CC - CONSENT ITEM: (1) Receipt of a Progress Report on the Status of Motel Master Leasing and Nutrition Program and Approval of the Continuation of Certain Components of the Program; (2) Approval of an Amendment to the Existing Occupancy Agreement with Culver City Hospitality, dba (Rodeway Inn) for an Additional Amount Not-to-Exceed \$1,040,250; (3) Approval of an Amendment to the Existing General Services Agreement with Everytable for an Amount Not-to-Exceed \$496,912; (4) Approval of a General Services Agreement with Good Guard Security Service for an Amount Not-to-Exceed \$556,309; and (5) Approval of a Reimbursement Payment of \$152,467 to Rodeway Inn for Legal Fees and Repairs.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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CC - CONSENT ITEM: (1) Receipt of a Progress Report on the Status of Motel Master Leasing and Nutrition Program and Approval of the Continuation of Certain Components of the Program; (2) Approval of an Amendment to the Existing Occupancy Agreement with Culver City Hospitality, dba (Rodeway Inn) for an Additional Amount Not-to-Exceed \$1,040,250; (3) Approval of an Amendment to the Existing General Services Agreement with Everytable for an Amount Not-to-Exceed \$496,912; (4) Approval of a General Services Agreement with Good Guard Security Service for an Amount Not-to-Exceed \$556,309; and (5) Approval of a Reimbursement Payment of \$152,467 to Rodeway Inn for Legal Fees and Repairs.

Meeting Date: August 26, 2024

Contact Person/Dept.: Tevis Barnes / Housing and Human Services
Marna Johnson / Housing and Human Services

Phone Number: (310) 253-5780

Fiscal Impact: Yes No **General Fund:** Yes No

Attachments: Yes No

Public Notification: Rodeway Inn (08/19/2024); Everytable (08/20/2024); Good Guard (08/20/2024); Advisory Committee on Housing and Homelessness (08/20/2024) and (E-Mail) Meetings and Agendas - City Council (08/21/2024).

Department Approval: Tevis Barnes, Housing and Human Services Director (08/05/2024)

RECOMMENDATION:

Staff recommends the City Council (1) receive a progress report on the status of Motel Master Leasing and Nutrition Program and approve the continuation of certain components of the Program; (2) approve an amendment to the existing occupancy agreement with Culver City Hospitality, dba (Rodeway Inn) for an additional amount not-to-exceed \$1,040,250; (3) approve an amendment to the existing general services agreement with Everytable for an amount not-to-exceed \$496,912; (4) approve a general services agreement with Good Guard Security Service for an amount not-to-exceed \$556,309; and (5) approve a reimbursement payment of \$152,467 to Rodeway Inn for legal fees and repairs.

BACKGROUND

On August 28, 2023, City Council approved the implementation of the innovative Motel Master Leasing and Nutrition Program (Program). Through the Program, Culver City partners with local motel providers to offer temporary interim housing as Culver City's unhoused neighbors transition to Project Homekey (PHK), Wellness Village (Safe Sleep), or other shelter and housing options that meet them where they are and serve their individual needs. The Program offers the City's unhoused neighbors individual rooms with private bathrooms including housekeeping and linen service, 24/7 security and supportive services as well as 3 daily meals 7 days a week.

On January 9, 2023, City Council adopted a resolution ratifying the Proclamation of Local Emergency on Homelessness by the Director of Emergency Services of the City of Culver City, California, issued by the City Manager on January 3, 2023. Since that time, the Housing and Human Services Department has informally procured a variety of vendors to provide necessary services. The existing agreements with the Rodeway Inn and Everytable were previously approved by Council. Staff is seeking amendments to those agreements.

DISCUSSION

Motel Master Leasing and Nutrition Program

The City works with two local motels, Culver City Hospitality, dba (Rodeway Inn) located at 11933 West Washington Blvd., Culver City, CA and Deeros LLC, dba (Paradise Inn and Suites) located at 11750 West Washington Blvd., Culver City, CA to provide a total of 64 units of interim housing for the Culver City unhoused community. The Program currently provides 27 rooms under an existing long-term lease agreement with Paradise Inn and Suites and 37 rooms at Rodeway Inn under an existing long-term lease agreement. Staff would like to propose reducing the number of total rooms at Rodeway Inn from 37 to 19 due to the focus of this site for a very targeted population of families, elderly and disabled. This location is also used to have a bank of readily available rooms for severe

weather events if no occupancy is available at Wellness Village or Paradise Inn and Suites.

Progress Report on Motel Master Leasing and Nutrition Program

As of June 30, 2024, 27 unhoused persons were enrolled in the Program. Since January 2023, 81 unhoused neighbors have participated in the Program with 41 transitioning to other housing resources including family reunification, long-term treatment facilities, skilled nursing facilities, Wellness Village, and PHK Interim or Permanent Supportive Housing. In addition, since January 2024, 28,902 meals from Everytable have been distributed.

Everytable - Culver City Meal Service

As part of the Program, Everytable will continue to provide: Meals for up to 46 people (Depending on the number of participants occupying rooms daily); 3 meals/day, 7 days/week; a special Sunday meal; 2 drinks/day, 7 days/week; Consideration of participants' dietary needs.

Rodeway Inn - Temporary Interim Housing

The Rodeway Inn has been providing long-term motel accommodations to the City as well as other organizations that provide transitional housing to individuals and families in need. Through the proposed continuation of the long-term occupancy agreement, a total of 19 rooms, both single and double occupancy, will be provided by the Rodeway Inn. Placement at the Rodeway Inn will focus on families, the elderly and the disabled, and unhoused persons found to be in distressed due to severe weather events if there is no availability of space at Wellness Village or Paradise Inn and Suites.

The Rodeway Inn offers ready-to-occupy rooms with 24-hour/7 day a week onsite management. All rooms are fully furnished with 1 or 2 beds, attached bathrooms, a mini refrigerator, microwave, telephone for local calls, and television with cable access. The Rodeway Inn is conveniently located close to public transit and grocery stores within walking distance.

In addition, the Rodeway Inn provides regular housekeeping services, including fresh towels, bed linens and toiletries. Trash removal, parking and utilities are also included.

24/7 Security - Rodeway Inn

Staff recommends the installation of Good Guard Security Service to provide specialized security services on a 24/7 basis at the Rodeway Inn. On May 28, 2024, City Council approved an agreement with Good Guard to provide security services at City facilities. HHS staff reached out to Good Guard and another security company to solicit quotes for the specialized services. Good Guard had the most qualified personnel and specific experience working with unhoused populations.

Good Guard is especially suited to provide security services for the Program. Good Guard provides similar specialized security services to other interim housing programs for the unhoused. Good Guard works with People Assisting the Homeless (PATH) and Hope the Mission. Their interim housing security service is specialized based on their staff's familiarity with working with and being trained to assist the needs of the unhoused population served. Good Guard specialized security is trained in de-escalation and is familiar with working with homeless outreach teams and service providers. Good Guard specialized security will work in concert and assist the City's Mobile Crisis

Team (MCT), who provide almost daily outreach to the Program motels. In addition, Good Guard will work with the recently approved Urban Alchemy (UA) Community, Engagement and Outreach (CEO) Team. The CEO Team will provide homeless outreach services during the hours of 3:00 pm to 11:30 pm, 7 days a week. This four-person homeless outreach team will dispatch out of Wellness Village and frequent places throughout the City, where the unhoused are concentrated. The CEO Team will visit the Rodeway Inn twice weekly or as needed.

Reimbursement for Damages

Staff also requests that Council approve a reimbursement to the owner of the Rodeway Inn for legal fees and damages caused by a participant of the Program. The costs occurred outside of the City's current occupancy agreement and cannot be charged against that agreement. The total cost of legal fees and damages is \$152,467.

FISCAL ANALYSIS

The Adopted Budget for Fiscal Year 2024-2025 includes funds in the amount of \$3,242,854 in Account No. 10135100.619830 (Housing Administration - Other Contractual Services Unhoused) for the Motel Master Leasing and Nutrition Program. This amount contained estimates for motel leases, food and nutrition, care coordination, damages and insurance. There are additional funds appropriated in that account in Fiscal Year 2023-2024 that are available to be carried forward into the current fiscal year due to the timing of program implementation. This account can be found in the Housing and Human Services section of the budget book in Housing Administration Operating and Maintenance expenditures. With the current year appropriation and the funds to be carried forward, there are sufficient funds to cover the expenses recommended in this staff report.

The overall cost for the continuation of the components of the Program discussed in this staff report is **\$2,245,938**. The costs are broken down as follows:

Everytable

The total cost for a 12-month amendment to the general services agreement with Everytable is **\$496,912** to provide up to 50,232 meals per year.

Rodeway Inn

Staff recommends the long-term occupancy of 19 rooms at the Rodeway Inn for a daily rate of \$150 per room per night for a period of 12 months. This represents 50% occupancy of the entire facility of 37 rooms for a total of 19 rooms being made available specifically to Culver City. This leasing period is for 12 months based on the need to supply additional rooms to accommodate people experiencing homelessness if necessary, during severe weather events. The total proposed expenditure for the amendment to the occupancy agreement is **\$1,040,250**.

This amount represents a reduction of \$580,350 from Fiscal Year 2023-2024 due to the decrease in the number of rooms leased from 37 to 19. In the Adopted Budget for Fiscal Year 2024-2025, the amount of \$810,300 is earmarked for the Rodeway Inn. Based on the reduction in rooms leased, the Rodeway Inn owner has requested an increase in the nightly rate from \$120 per night to \$150 per night. The Rodeway Inn owner has stated the increase is due to their inability to lease out other rooms to the public because of the occupants served by the Program.

If the Council declines to approve the renewal of the long-term occupancy agreement with Rodeway Inn, under the terms of the existing long-term occupancy agreement, the City must provide a 6-month notice to the Rodeway Inn to terminate the occupancy agreement. This 6-month period will allow the owner of the Rodeway Inn to revert the facility back to its original business operations. This will result in an expenditure of \$810,300 to conclude the long-term agreement. In addition, staff will need this 6-month period to relocate current occupants under the Program.

Good Guard Security

Good Guard Security will provide 2 unarmed security guards for 24 hours/ 7-days a week at Rodeway Inn. Each shift consists of 2 security guards to allow for full and adequate monitoring of the location. The additional security guard's presence is needed if the other security guard requires assistance. The hourly rate is \$31.84 for each guard. Full coverage by 2 guards will total of 336 hours of service per week. Based on these rates, the annual agreement is estimated at **\$556,309**.

Reimbursement for Damages

Staff also seeks approval to reimburse the owner of the Rodeway Inn for legal fees and damages caused by a participant of the Program. The total cost of legal fees and damages is **\$152,467**.

ATTACHMENTS:

None.

MOTIONS:

That the City Council:

1. Receive a progress report on the status of Motel Master Leasing and Nutrition Program and approve of the continuation of certain components of the Program;
2. Approve an amendment to the existing occupancy agreement with Culver City Hospitality, dba (Rodeway Inn) for an additional amount not-to-exceed \$1,040,250;
3. Approve an amendment to the existing general services agreement with Everytable for an amount not-to-exceed \$496,912;
4. Approve a general services agreement with Good Guard Security Service for an amount not-to-exceed \$556,309;
5. Approve a reimbursement payment of \$152,467 to Rodeway Inn for legal fees and repairs;
6. Authorize the City Attorney to review/prepare the necessary documents; and
7. Authorize the City Manager to execute such documents on behalf of the City.

