# City of Culver City

## Staff Report Details (With Text)

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| **File #:** | 25-1230 | **Version:** | 1 | **Name:** | |
| **Type:** | Minute Order | | | **Status:** | Consent Agenda |
| | | | | **In control:** | City Council Meeting Agenda |
| **On agenda:** | 6/23/2025 | | | **Final action:** | |
| **Title:** | CC - CONSENT ITEM: (1) Approval of the Continuation of Certain Components of the Motel Master Leasing and Nutrition 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 $893,748 through June 30, 2026; (3) Approval of an Amendment to the Existing Occupancy Agreement with Deeros LLC, (dba Paradise Inn and Suites) in an Amount Not-to-Exceed $1,026,562 through June 30, 2026; and (4) Approval of an Amendment to the Existing General Services Agreement with Everytable for an Amount Not-to-Exceed $400,000 through June 30, 2026. | | | | |
| **Indexes:** | | | | | |
| **Code sections:** | | | | | |
| **Attachments:** | | | | | |

| Date | Ver. | Action By | Action | Result |
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**CC - CONSENT ITEM: (1) Approval of the Continuation of Certain Components of the Motel Master Leasing and Nutrition 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 $893,748 through June 30, 2026; (3) Approval of an Amendment to the Existing Occupancy Agreement with Deeros LLC, (dba Paradise Inn and Suites) in an Amount Not-to-Exceed $1,026,562 through June 30, 2026; and (4) Approval of an Amendment to the Existing General Services Agreement with Everytable for an Amount Not-to-Exceed $400,000 through June 30, 2026.**

**Meeting Date:** June 23, 2025

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

**Phone Number:** (310)253-5780

**Fiscal Impact**: Yes [X] No [] **General Fund:** Yes [X] No []

**Attachments:** Yes [] No [X]

**Public Notification:** Paradise Inn and Suites (05/29/2025); Rodeway Inn (05/29/2025); Everytable (05/29/2025); Advisory Committee on Housing and Homelessness (06/20/2027) and (E-Mail) Meetings and Agendas - City Council (06/19/2025).

**Department Approval:** Tevis Barnes, Housing and Human Services Director (06/02/2025)

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## RECOMMENDATION:

Staff recommends the City Council (1) approve the continuation of certain components of the Motel Master Leasing and Nutrition Program through June 30, 2026; (2) approve an amendment to the existing occupancy agreement with Culver City Hospitality, dba (Rodeway Inn) for an additional amount not-to-exceed $893,748 through June 30, 2026; (3) approve of an amendment to the existing occupancy agreement with Deeros LLC, (dba Paradise Inn and Suites) in an amount not-to-exceed $1,026,562 through June 30, 2026; and (4) approve an amendment to the existing general services agreement with Everytable for an amount not-to-exceed $400,000 through June 30, 2026.

## 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 three daily meals seven 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 conducted informal procurement of a variety of vendors to provide necessary services. The existing agreements with the Rodeway Inn, Paradise Inn, and Everytable were previously approved by Council. Staff is seeking amendments to those agreements.

## DISCUSSION:

*Interim Housing Services- Motel Accommodations*

The City works with two local motels, Rodeway Inn located at 11933 West Washington Blvd., Culver City, CA and Paradise Inn and Suites located at 11750 West Washington Blvd., Culver City, CA to provide a total of 46 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 19 rooms at Rodeway Inn under an existing long-term lease agreement. The rooms reserved at the Rodeway Inn are focused to serve the 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.

Both motel properties offer ready-to-occupy rooms. All rooms are fully furnished with 1 bed or 2 beds, attached bathrooms, a mini refrigerator, microwave, telephone for local calls, and television with cable access. Both motels are conveniently located close to public transit and have grocery stores within walking distance.

In addition, each motel provides regular housekeeping services, including fresh towels, bed linens

and toiletries. Trash removal, parking and utilities are also included.

*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); three meals/day, seven days/week; a special Sunday meal; two drinks/day, seven days/week; and consideration of participants' dietary needs.

*Supportive Services and De-Escalation*

As a cost savings measure, the City will not renew its contract with Good Guard Security to provide 24/7 security services of the Rodeway Inn. Also, as further detailed in a separate staff report presented to Council at the June 23rd meeting regarding the supportive services provided by Urban Alchemy (UA) to the City's unhoused neighbors, the Program will modify the outreach and engagement services of the Leading Outreach with Valued Engagement (LOVE) Homeless Outreach Team to provide supportive services and de-escalation at Rodeway Inn. UA will continue to provide 24/7 supportive services and case management at Paradise Inn and Suites.

*Progress Report on Motel Master Leasing and Nutrition Program*

Since the July 1, 2024, start of the 2024-2025 Fiscal Year, 39 unhoused persons were enrolled in the Program. Since the City started the Program in January 2023, 159 unhoused neighbors have participated in the Program with 46 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 the July 1, 2024, start of Fiscal Year 2024-2025, 45,662 meals from Everytable have been distributed.

## FISCAL ANALYSIS

The Adopted Budget for Fiscal Year 2025-2026 includes funds in the amount of $4.7 million 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.

This account can be found in the Housing and Human Services section of the budget book in Housing Administration Operating and Maintenance expenditures. 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 $2,320,310. These costs reflect a period of 10 months. The previous amendments were executed on September 1, 2024. To align programming with the regular fiscal year cycle, the amendments detailed in this report reflect a 10-month period of September 1, 2025, to June 30, 2026.

The costs are broken as follows:

***Everytable***

The total cost for a 10-month amendment to the general services agreement with Everytable is an


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additional amount not-to-exceed $400,000 to provide up to 41,860 meals during this period.

***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 10 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 reflects 10 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 an additional amount not-to-exceed $893,748. A higher room rate is offered to the Rodeway Inn based on the rooms at the Rodeway Inn being larger. In addition, 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. The cost of the room rental rate also includes a Consumer Price Index (CPI) of 3.1% to take into account inflation on services and supplies.

***Paradise Inn and Suites***
Staff recommends the long-term occupancy of 27 rooms at the Paradise Inn and Suites for a daily rate of $125 per room per night for a period of 10 months. The total proposed expenditure for the amendment to the occupancy agreement is an additional amount not-to-exceed $1,026,562. Similarly, to the Rodeway Inn room rental rate, the cost of the room rental rate also includes a CPI of 3.1% to take into account inflation on services and supplies.

If the Council declines to approve the renewal of the long-term occupancy agreement with Rodeway Inn and/or Paradise Inn and Suite, under the terms of the existing long-term occupancy agreement, the City must provide a six-month notice to both motels to terminate the occupancy agreement. This six-month period will allow the motel owners to revert the facility back to its original business operations. This will result in an expenditure of $1,152,185 to conclude the long-term agreement. In addition, staff will need this six-month period to relocate current occupants under the Program.

**ATTACHMENTS:**

None.

**MOTIONS:**

That the City Council:

1. Approve the continuation of certain components of the Motel Master Leasing and Nutrition Program; and

2. Approve an amendment to the existing occupancy agreement with Culver City Hospitality, dba (Rodeway Inn) for an additional amount not-to-exceed $893,748 through June 30, 2026; and

3. Approve an amendment to the existing occupancy agreement with Deeros LLC, (dba Paradise Inn and Suites) in an amount not-to-exceed $1,026,562 through June 30, 2026; and

4. Approve an amendment to the existing general services agreement with Everytable for an amount not-to-exceed $400,000 through June 30, 2026; and

5. Authorize the City Attorney to review/prepare the necessary documents; and

6. Authorize the City Manager to execute such documents on behalf of the City.


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