

A low-angle photograph of a modern building with a glass facade and large circular windows. The building is white with a grid of vertical lines. The sky is overcast and grey. A semi-transparent white banner is overlaid on the middle of the image, containing text.

Temporary Winter Shelter Program

City Council Meeting - December 13, 2022

Winter Shelter Program

Background

- Los Angeles Homeless Services Authority (LAHSA) provides funding to oversee countywide homeless services including operating a Winter Shelter Program (Program).
- Programs placed in five Supervisorial Districts.
- Hatfield Building located at 1720 Termino Avenue selected as program site for Supervisorial District 4.
- LAHSA has selected First To Serve Ministries, Inc., as Program provider for 2022-2023 Program year.
- Site requires adoption of a resolution declaring a shelter crisis allowing provisions of local law to be suspended so shelter can open in a timely manner.



1720 Termino Avenue

Terms and Conditions

- **Premises**: 18,140-square-foot-building and adjacent open space, commonly known as the Hatfield Building, for 81 beds
- **Lessor**: MWN Community Hospital, LLC.
- **Lessee**: City of Long Beach.
- **Lease Term**: December 16, 2022, through March 31, 2023.
- **Rent**: \$2.50 per rentable square foot, or \$45,350 per month.
- **Utilities and Incidentals**: City will pay for its utility usage to be calculated as the difference between previous billing cycle usage and actual current monthly usage.
- **Security**: Lessee will provide two 24/7 security guards at the Hatfield Building with one additional security guard to be posted at the adjacent Professional Office Building during the business hours of 7am-6pm, Monday through Friday. Security needs will be reassessed at 15 days to determine if any changes are warranted.
- **Grounds Maintenance**: City shall pay its portion of monthly pest controls and landscaping costs, in an amount of \$2,350, which includes all preventative maintenance and service calls to the site.
- **Building Maintenance**: City shall pay a monthly maintenance fee of \$4,000 for one on-call maintenance staff to address plumbing, heating, systems services etc., to the site. City will be responsible for janitorial service.
- **Improvements**: City to reimburse Lessor for initial preparations and startup costs, in the amount of \$25,000.
- **Parking**: Parking will be made available to City and Program Provider for staff parking.

Sublease to Program Provider

First to Serve Ministries, Inc.

- **Sublessor**: City of Long Beach.
- **Sublessee**: First to Serve Ministries, Inc.
- **Responsibilities**: Sublessee shall be responsible for any and all non-financial obligations of the Lessee/Sublandlord under the terms of the Lease.



City Support of the Winter Shelter Program

The City of Long Beach is a committed and supportive partner for the winter shelter program and looks to ensure that it is supportive of people experiencing homelessness and that it doesn't have negative impacts on the community where the winter shelter is being hosted.

- The City will function as the landlord for the winter shelter space and will provide oversight to ensure facility use agreements are being followed
- The City will host pick-ups and drop-offs at the multi-service center in order to provide additional connections and supports for those that are going to winter shelter
- The City will provide support in resolving challenges within the program or with program participants through providing additional supports and connections
- Additional outreach surrounding the winter shelter program area

Previous Locations

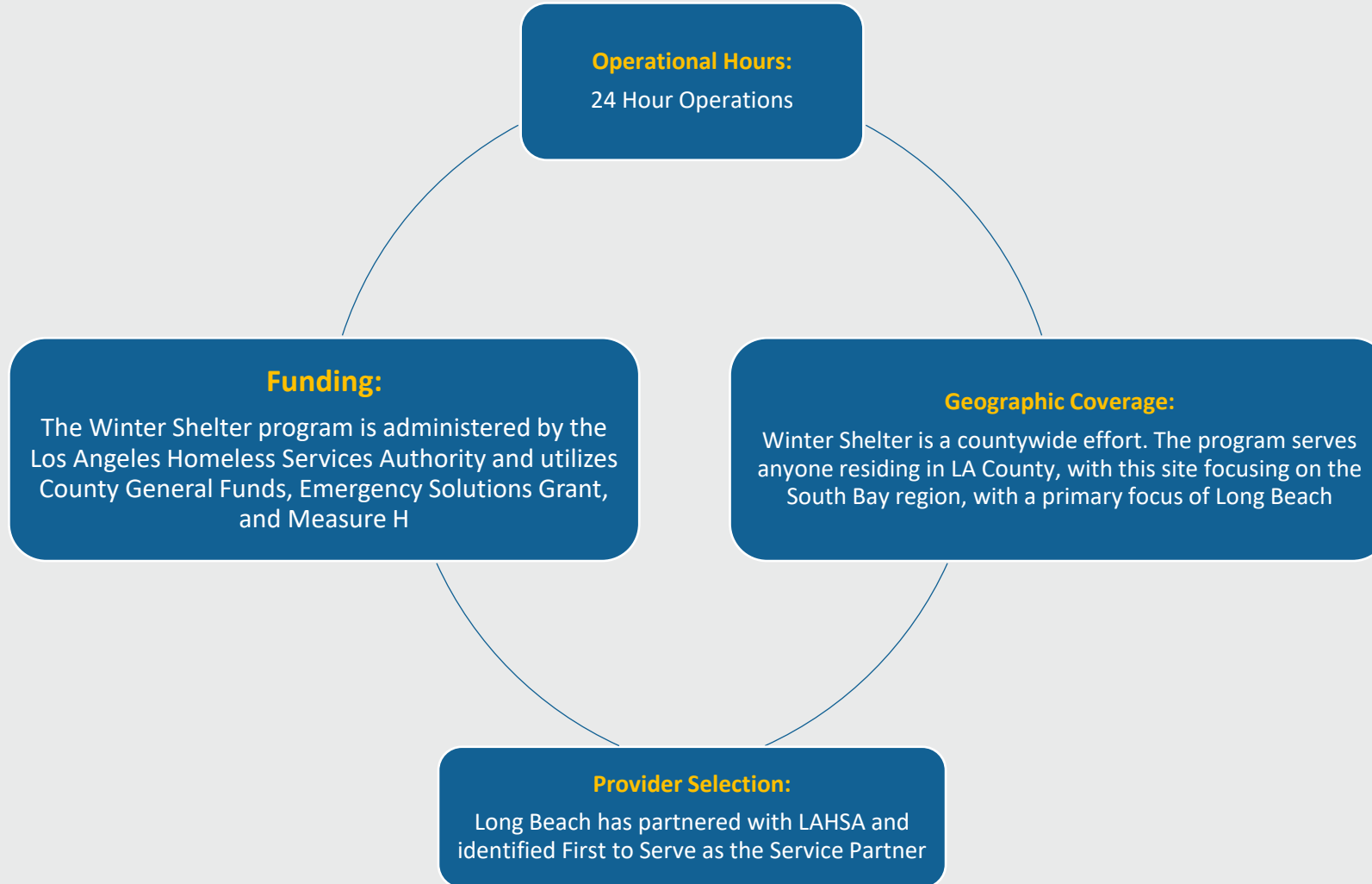
The City has hosted the winter shelter in multiple locations spanning over four Council Districts in the past 10 years. Each year, the City, utilizing a real estate broker from our on-call bench, conducts a site search for both City owned and private properties that would work for hosting the winter shelter program. Efforts begin mid-summer and typically 30-40 properties are vetted for this program. The following locations have been utilized in the past.

- 6845 Atlantic Ave. (Now Atlantic Bridge Community)
- 704 W. Anaheim St. (Now LBRM Thrift Store, previously West Coast Choppers)
- 5571 Orange Ave. (Old North Library)
- 1718 & 1722 Hayes Ave. (Converting to Navigation Center)

Program Overview

The Temporary Winter Shelter Program is a hypothermia and exposure prevention program which provides basic shelter operations. The program is focused on providing easy, low-barrier access shelter during the months that see the most cold and wet weather. In Long Beach, the Winter Shelter is a partnership between our City and the Los Angeles Homeless Services Authority.

Program Overview



Services Overview

The Following will be provided as a part of the program:

- Intake screening and assessment
- Security on site as well as resident assistants
- Housing focused case management services
- Referrals to year-round shelter programs
- Three meals per day
- Showers and restrooms
- Transportation to and from the site
- No walk-ups or walk-outs allowed unless provided for accommodations (such as ADA, work, medical appointment, etc.).

Community Outreach

- Meeting held with community leaders on November 29
- Developed fact sheet
- Second community meeting on December 14 at 6 pm.

Long Beach Winter Shelter

What is the Winter Shelter?
The Winter Shelter is a temporary shelter which provides protection during cold and rainy months. Long Beach and the Los Angeles Homeless Services Authority (LAHSA) partner in bringing the winter shelter to Long Beach each year.

Where is the Winter Shelter located?
The shelter will be located at Community Hospital, located near the Traffic Circle in East Long Beach.

How many people will it serve?
The shelter will serve up to 81 people per night.

When will the shelter operate?
The shelter will operate 24 hours per day from the week of Dec. 19, 2022 through Mar. 31, 2023.

Will people at the shelter come and go throughout the day?

- No walk-ups will be accepted at the shelter; everyone who seeks shelter will need to visit the Multi-Service Center (MSC).
- People will be taken to and from the site via the winter shelter shuttle bus.
- The shuttle will transport people from the shelter to the MSC in the mornings and will return people to the shelter in the evenings.
- Unless a special accommodation is needed, such as for work or medical appointments, people will not be able to leave the shelter except on the shuttle bus.
- For the safety of shelter guests and the community, security will be on site.

What services does the shelter offer?

- Housing-focused case management and screening for housing programs
- Referrals to year-round shelter programs
- Three meals per day
- Showers and restrooms
- Activities

Who will operate the program?
The Long Beach Department of Health and Human Services and LAHSA have engaged First to Serve, a nonprofit organization, to handle day-to-day shelter operations.

How can I learn more?
For more information about Long Beach's response to homelessness, visit longbeach.gov/everyone-home-long-beach

LONG BEACH
HEALTH & HUMAN SERVICES

2022 Winter Shelter Community Meeting
Wednesday, December 14, 6:00 p.m.
Zoom Webinar

Please join Councilwoman Suzie Price, representatives from the Long Beach Health and Human Services Department and other City staff to learn about the 2022 Winter Shelter, which shields people experiencing homelessness; and seeks to connect them with needed services.

Guest Speakers

Kelly Colopy Director of Health and Human Services	Paul Duncan Homeless Services Bureau Manager
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RSVP: bit.ly/3VM5A9M

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Recommendation

- Adopt a Resolution declaring a shelter crisis, suspending applicable provisions of local law, including zoning provisions contained in the Long Beach Municipal Code and regulations; and, authorizing the operation of a Winter Shelter between the dates of December 16, 2022 and March 31, 2023; and,
- Authorize the City Manager, or designee, to execute a Lease Agreement, including any necessary ancillary documents and amendments, between MWN Community Hospital, LLC, a California limited liability company, as Lessor, and the City, as Lessee, and a Sublease between the City, as Sublessor, and First to Serve Ministries, Inc., as Sublessee, or its assignee, for 81 beds at 1720 Termino Avenue, for use as a Winter Shelter; and, authorize the addition or reduction of security services at the Winter Shelter, as needed, at the discretion of the City Manager.



Thank you

Kelly Colopy
Health and Human Service Director

Bo Martinez
Economic Development Director