

C-15

November 1, 2022

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to execute any and all documents necessary for an Occupancy Agreement with Vimal, Inc., dba Hyland Inn, of Long Beach, CA (Owner), and the City of Long Beach (Occupant) to provide temporary shelters for households experiencing homelessness and/or program participants who are homeless and in need of temporary motel lodging within Long Beach, on the stated terms and conditions, for a total contract amount not to exceed \$470,600, for six months beginning November 1, 2022, with the option to renew for up to an additional six months, at the discretion of the City Manager. (District 6)

DISCUSSION

Occupying a facility is urgently requested to expand the City of Long Beach's (City) capacity to house people experiencing homelessness, so that the City can shelter these individuals in an expeditious manner, and help support potential seasonal increases in demand for emergency housing.

The Hyland Inn was used as part of the City's Isolation and Quarantine program in response to the pandemic, to shelter individuals who had tested positive for COVID-19. Most recently, the facility was used as a Project Roomkey site to shelter people experiencing homelessness who are most vulnerable to medical complications. Although these projects are now complete, the Health and Human Services Department (Health Department) is expecting the need to shelter vulnerable people experiencing homelessness through motel vouchers to continue. Given this, Health Department staff conducted a site search to locate a site for the provision of temporary sheltering for households experiencing homelessness and/or program participants who are homeless and in need of temporary motel lodging services within Long Beach, and the Hyland Inn has been identified as a suitable option. Therefore, City staff recommends approval of an occupancy agreement with the following major terms and provisions:

- Owner: Vimal, Inc., dba Hyland Inn, a California corporation.
- Occupant: City of Long Beach, a municipal corporation.
- Premises: 2471 Long Beach Boulevard, consisting of 26 rooms.
- Use: Provide temporary shelters for households experiencing homelessness and/or program participants who are homeless and in need of temporary motel lodging within Long Beach.

- Term: Six (6) months commencing November 1, 2022, through April 30, 2023.
- Rental Rate: \$100/room, per day.
- Renewal Options: Option to extend month to month for up to an additional six (6) months.
- Option to Terminate: City and Hyland Inn shall have the option terminate the agreement at any time by giving written notice to the other party at least thirty (30) days prior to the date when such termination shall become effective.
- Utilities, Services, and Taxes: Hyland Inn is responsible to pay for all normal and standard hotel operation functions including but not limited to the services, utilities, and supplies to the area occupied by City, and also to the "common" building areas (if any) such as lobbies, elevators, stairways, corridors, etc.

This matter was reviewed by Deputy City Attorney Anita Lakhani on October 18, 2022 and by Revenue Management Officer Geraldine Alejo on October 17, 2022.

TIMING CONSIDERATIONS

City Council action is requested on November 1, 2022, to execute the occupancy agreement expeditiously.

FISCAL IMPACT

The total contract amount will not exceed \$470,600. Under the agreement, the City will lease 26 rooms at a rental rate of \$100 per room, per day for six (6) months from November 1, 2022, to April 30, 2023. On average, the total amount of the contract per month from May 1, 2023 to October 31, 2023 would be \$79,733, if the six month renewal is exercised. Sufficient funds are currently appropriated in the Health Fund Group in the Health and Human Services Department, offset with grant funding. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



KELLY COLOPY
DIRECTOR
HEALTH AND HUMAN SERVICES

APPROVED:



THOMAS B. MODICA
CITY MANAGER