

Radisson Lease and Service Agreement Comfort Inn Service Agreement

Safety, Housing, Education, and Homelessness Committee
December 13, 2023

Action Requested Today

Approval of the following:

- **#23-1927 – Central Lodging, LLC:** Approves a contract with **Central Lodging, LLC** to lease 4849 Bannock Street, an approximately 114,639 square foot hotel containing 220 rooms situated on approximately 6.10 acres of land to provide shelter and services for people experiencing homelessness. The contract total will be \$10,381,000 for a term of 12/20/2023 – 12/19/2024.
- **#23-1924 – Bayaud Enterprises, Inc.:** Approves a contract with **Bayaud Enterprises, Inc. (BEI)** to fund operational and programmatic services for a 220-room Non-Congregate Shelter (Radisson Hotel). The contract total will be \$2,074,504.00 for a term of 12/15/2023 – 06/15/2024.
- **#23-1925 – The Saint Francis Center:** Approves a contract with **The Saint Francis Center (SFC)** to fund operational and programmatic services at a 136-room Non-Congregate Shelter (Comfort Inn Hotel). The contract total will be \$3,000,000.00 for a term of 12/15/2023 – 12/31/2024.



Radisson Hotel
Denver Central

**Master Lease
Agreement:
Central Lodging, LLC
4849 Bannock**

- 4849 Bannock St. -- District 9
- Bayaud Enterprises will provide guest services.
- 220 Rooms, approximately 114,639 square foot hotel situated on approximately 6.10 acres of land. In addition to 220 rooms, the hotel consists of a restaurant and ballroom/meeting space and parking lots, which can be used to provide services
- \$10,381,000 for 12/20/2023 – 12/19/2024

Service and Use Agreement: Bayaud Enterprises, Radisson Hotel

- 220 Rooms, Bayaud will serve 250 individuals over the span of the contract
- District 9 (4849 Bannock)
- 24/7/365 client services from Bayaud Enterprises
- 3 meals per day
- Client Case Management and Navigation Services: residential intakes, coordination of referrals for any mental and physical healthcare needs, dental and vision services, obtaining vital documents, substance use and harm reduction services, benefit acquisition, employment, and housing navigation. Case management and supportive services are delivered through a housing-focused, trauma-informed, person-centered, and harm-reduction approach with language access.
- \$2,074,504 for 12/15/2023 – 06/15/2024

Service and Use Agreement: The St. Francis Center, Comfort Inn

HOST has been utilizing the Comfort Inn to shelter local families since January 2023

- Comfort Inn is a 136-unit non-congregate shelter; SFC will serve approximately **330 unique households** annually
- Council District 8 (4685 Quebec Street)
- 24/7/365 client services from The St. Francis Center
- 3 meals per day
- Client Case Management and Navigations Services: residential intakes, coordination of referrals for any mental and physical healthcare needs, dental and vision services, obtaining vital documents, substance use and harm reduction services, benefit acquisition, employment, and housing navigation. Case management and supportive services are delivered through a housing-focused, trauma-informed, person-centered, and harm reduction approach with language access.
- Contract Amount is **\$3,100,000**; Contract term is **12/15/2023 - 12/31/24**



Contracted Outputs and Outcomes

40% exits to
permanent or stable
housing

80% of participants
engaged in case
management

80% of participants
engaged in housing
navigation

Baseline count of
participation in
behavioral health
services

Baseline count of
enrollment in
benefits and
employment services

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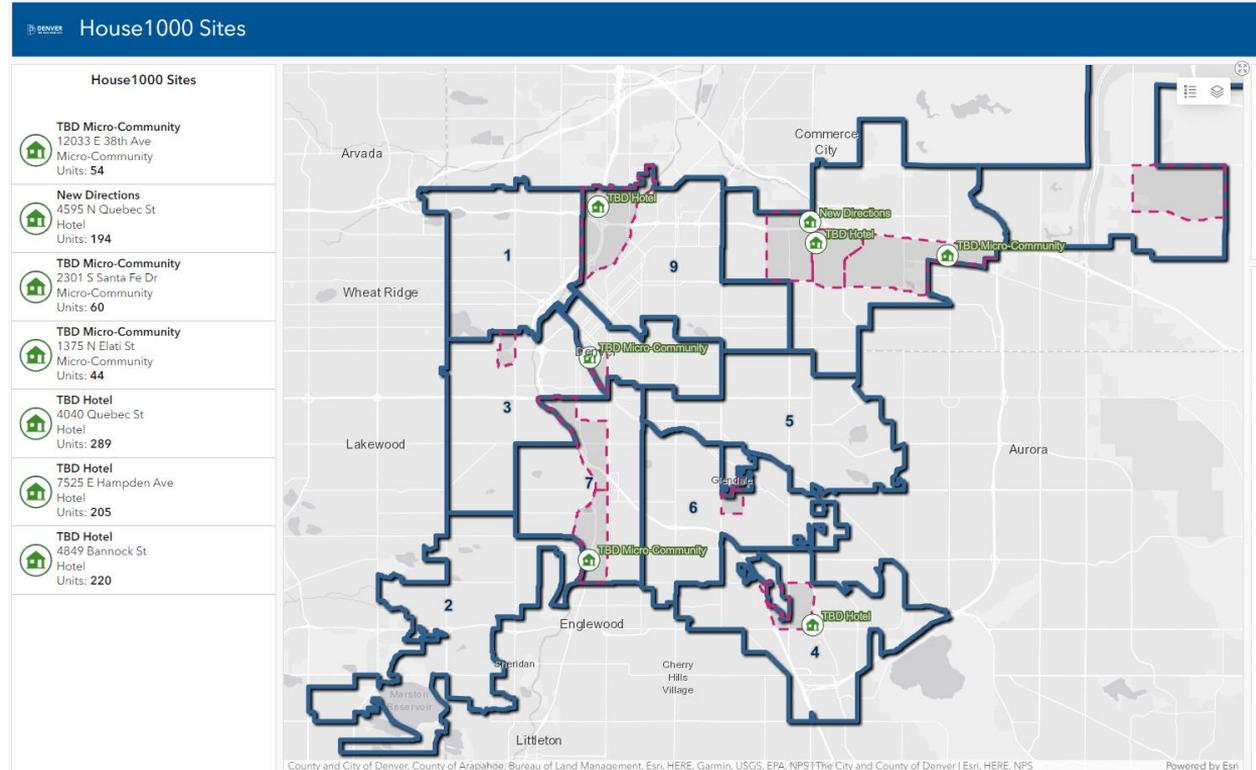


Questions?

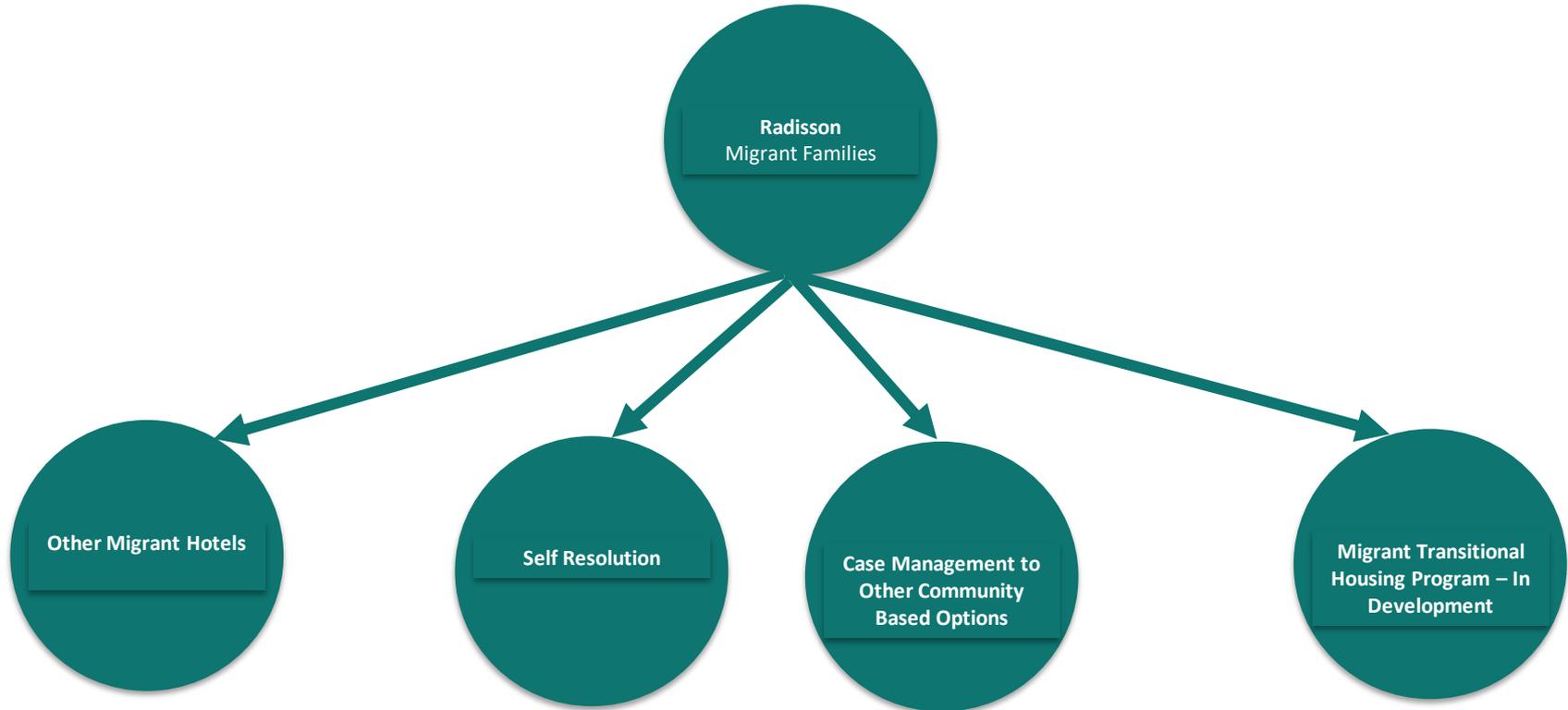


Appendix

2023 Map of House1000 Sites



Migrant Family Transition Efforts



Timeline of Events

- **November 30** – Notice for Community Information Meeting posted at Radisson; Sent to community groups and individuals from the Community Planning and Development list; Mailed to all addresses within 400 feet
- **December 1** – Existing Families at Radisson engaged in transition plans
- **December 13** – Safety Committee Presentation on Radisson Lease, Service Agreement, and Comfort Inn Service Agreement
- **December 15** – Last Day of Denver Public Schools semester
- **December 16** – Final Transition Day for Existing Migrant Families
- **December 18** – Target date for final consideration at City Council
- **December 20** – Move In Day (110 rooms)
- **December 21** – Move In Day (110 rooms)