



Proposed Sixth Amendment to Emergency Occupancy Agreement and Sixth Amendatory Agreement for Aloft Hotel

800 15th Street
Denver, Colorado

Finance and Governance Committee

May 24, 2022

Resolution #22-0557

Resolution #22-0558

Agenda

- Background
- Details of Contract Amendment
- Project Need & Resources

Covid-19 Impacts on Shelter Capacity

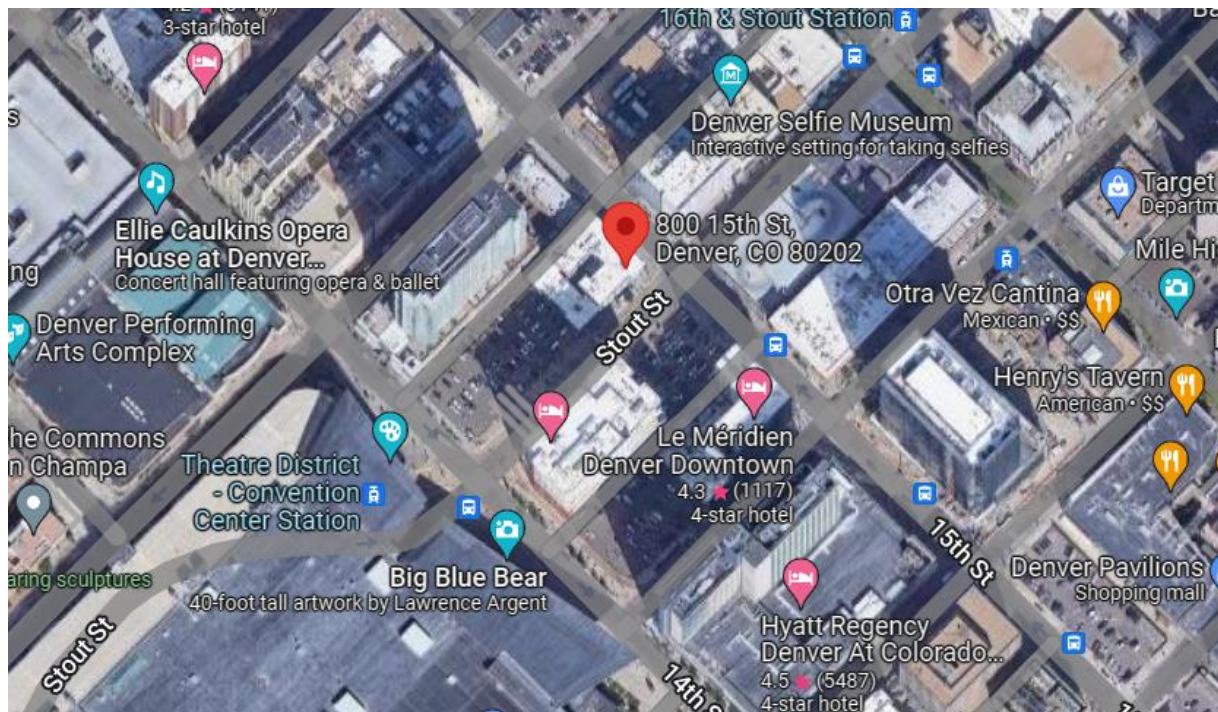
- Covid-19 continues to impact the Denver community, including those experiencing homelessness
- Immediate need to continue non-congregate safe spacing for vulnerable and high-risk individuals experiencing homelessness
- Current site provides 140 beds
- Total Protective Action bed count is 563 (includes 113 units Colorado Coalition for the Homeless recently acquired at La Quinta)

Populations Served at Aloft

The Emergency Occupancy Agreement at Aloft supports individuals experiencing homelessness who are the **most vulnerable to negative outcomes if they get COVID-19**, including older populations and individuals with underlying health conditions. Many guests at this property use wheelchairs or walkers for mobility, utilize oxygen tanks, or have other severe health conditions.

- 140 non-congregate protective action rooms
 - Protective Action (PA), rooms to place high-risk individuals in safe conditions out of congregate shelter or unsheltered conditions
- Low-barrier facility where guests are referred through an internal review and partner agency
- Not a walk-up facility

Location



Aloft Hotel
800 15th Street
Denver, CO 80202

Neighborhood: CBD
Located on the corner of 15th and Stout Street
Council District: 9
Owner: JBK Hotels, LLC
Franchise: Marriott

Map from Google

Contract Terms

Sixth Amendment to Emergency Occupancy Agreement

Resolution: #22-0557

Landlord: JBK Hotels, LLC

Term: 6 months (through December 31, 2022)

Maximum Contract Amount: \$13,267,500

Rooms: 140 rooms

Daily Room Rate: \$95/room/day

City Responsibilities: room cleaning, food service, & security

Contract Control Number: FINAN-202262777

Contract Terms

Sixth Amendatory Agreement (Food Service)

Resolution: #22-0558

Landlord: JBK Hotels, LLC

Term: 6 months (through December 31, 2022)

Maximum Contract Amount: \$3,339,700

Meals: \$25/day/room (3 meals)

Contract Control Number: FINAN-202262776

Additional Services

These companion contracts being referenced below are separately approved through other council actions and are not up for consideration today.

Service Operator - The Salvation Army

- On-site service operator
- 4 operations staff
- 2 case managers

Cleaning - RPM Roth Property Maintenance

Security - Securitas

- Offers 24/7 security for the hotel and guests staying at Aloft

Need for Housing

- These rooms help safely shelter people experiencing homelessness who are particularly vulnerable to the effects of COVID-19
- Leverage location and resources in downtown Denver
- Prioritize our citywide commitment to affordable housing
- Challenges are better addressed from a foundation of housing
- Stable, affordable housing is essential to building a thriving community and economy
- Aloft had a total of 70 individuals that moved into permanent housing between May 2020 until present
- Denver had 343 households that used protective action hotels and moved into housing, with 90 of those exits coming during our most recent housing surge where 597 individuals within 359 households were housed

Being a Good Neighbor

- Communication
- Safety
- Neighborhood alignment

Today's Council Requests/Action

Real Estate and HOST request approval of Resolution #22-0557 the Sixth Amendment to Emergency Occupancy Agreement and Resolution #22-0558 Sixth Amendatory Agreement with JBK Hotels, LLC to extend the term of both contracts through 12/31/2022

Questions?

Appendix

Protective Action Rooms

Council Districts:

rooms at each location