



Proposed Lease Agreement

Comfort Inn Hotel

4685 Quebec Street, Denver, CO 80216

Finance and Governance Committee

February 7, 2023

Resolution 23-0079

Need for Shelter Capacity

- Comfort Inn would provide 138 rooms that will provide non-congregate shelter for families experiencing homelessness.
- Low-barrier facility where guests are referred by a partner agency.
- Not a walk-up facility.

Populations Served

- The Lease Agreement would support providing shelter to families experiencing homelessness.
- Family is a household with minor children or dependent adult children.
- Because there are typically two or more people in a family, each room at Comfort Inn would serve multiple people.



Family Services Provided

- In-person and virtual access points
- Opportunity for rapid resolution and diversion in all programming
- Short-term emergency shelter (up to 2 weeks)
- Housing-focused long-term emergency shelter (3-6 months)
- Housing navigation for all shelter guests
- Direct referral to housing programs
- Collaboration with partners through Family Solutions Working Group

Shelter Model:	Short-Term Shelter	Long-Term Shelter
Length of Model:	Up to 14 nights	Up to 90 or 180 nights
Key Case Management Services Provided:	Rapid resolution, crisis stabilization	Intensive housing-focused case management

Family Services Provided (Continued)



Family Selection

Why is this site for families? The City and County of Denver has seen an increased need for family shelter over the past year. By leveraging an entire site, we are better suited to have one location for families that will encompass supportive services on site.

How are families selected? Families will be screened for eligibility--primarily that they are homeless per United States Department of Housing and Urban Development definition.

What happens to families not chosen? Families must meet eligibility criteria for the program. Those who do not meet the criteria will be provided with the appropriate resource for their needs. HOST makes every effort to ensure there is shelter available for those in need. If all available shelter units are full, families will be placed on a waitlist. Any waitlist would incorporate prioritization criteria to fill vacant units.

Comfort Inn 4685 Quebec Street



Map courtesy of Google.

Contract Terms

Lease Agreement

- **Resolution:** 23-0079
- **Council District:** 8
- **Landlord:** Quebec Hospitality LLC
- **Term:** one (1) year with four (4) renewal options to extend an additional one year each
- **Maximum Contract Amount:** \$5,840,700
- **Occupancy:** Immediate
- **Rooms:** 138 rooms (approximately 276-414 guests)
- **Daily Room Rate:** \$110/room/day
- **City Responsibilities:** CCD will be responsible for guest selection, meals, and repair within occupied units as needed.
- **Options:** The City does have the option to purchase the property within the term of the agreement and subsequent renewal options.

Future City Council Action

Family Emergency Non-Congregate Shelter RFP — single contract for intake, short-term and long-term shelter support – award letter out, terms in negotiation

Requested Council Action

RR 23-0079: Approves a Lease Agreement with Quebec Hospitality LLC to lease 138 rooms at Comfort Inn for the term of one year with options to extend up to an additional four years.

Questions?

Family Shelter History

Investment in smaller shelters:
8-30 units

Additional need for and use of contract motels
was minimal prior to COVID

Siloed efforts with little coordination at systems level

Providers working independently
of one another

Inconsistency of support
for families

Existing Family Shelter Resources

HOST Shelter Investments

- Family Promise of Greater Denver: 8 units (church rotation)
- The Salvation Army, Lambuth Family Center: 20 units
- Volunteers of America, Family Motel: 30 units
- Contract motel: night-by-night units as needed

Other Community Funded Resources in Denver

- Catholic Charities Denver, Samaritan House (shelter)
- Joshua Station (transitional)
- Family Homestead (transitional)
- Denver Rescue Mission (transitional)
- Warren Village (transitional)