



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Erik L. Soliván
Jim Shannon

SUBJECT: See Below

DATE: November 24, 2025

Approved

Date:

12/4/25

COUNCIL DISTRICT: Citywide

SUBJECT: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness for Fiscal Year 2025-2026

RECOMMENDATION

Adopt a resolution authorizing the Housing Director, or his designee, to negotiate and execute extension amendments to existing grant agreements for the following programs serving individuals and families experiencing homelessness. These programs are categorized by service type and include:

(a) Crisis Intervention Programs:

- (1) LifeMoves (Safe Parking for Recreational Vehicles program at the Santa Clara Valley Transportation Authority lot on Santa Teresa Boulevard) in an amount not to exceed \$765,740 from January 1, 2026, through June 30, 2026;
- (2) WeHOPE (Safe Parking for Recreational Vehicles program at 1300 Berryessa Road) in an amount not to exceed \$1,402,071 from January 1, 2026, through June 30, 2026; and
- (3) WeHOPE (Dignity on Wheels program) in an amount not to exceed \$550,000 from January 1, 2026, through June 30, 2026.

(b) Motel Programs:

- (1) WeHOPE (Plaza Hotel) in an amount not to exceed \$791,988 retroactively from December 1, 2025, through June 30, 2026; and
- (2) LifeMoves (Motel Voucher Program) in an amount not to exceed \$2,425,440 from January 1, 2026, through June 30, 2026.

(c) Support Services Programs:

- (1) Bill Wilson (Youth Housing and Support Program) in an amount not to exceed \$2,000,000 from January 1, 2026, through June 30, 2027.

(d) Adopt the following Appropriation Ordinance amendments in the Homeless Housing, Assistance, and Prevention Fund:

(1) Decrease the Homelessness Prevention System appropriation to the Housing Department by \$1,000,000; and

(2) Increase the Street Outreach and Support Services appropriation to the Housing Department by \$1,000,000.

SUMMARY AND OUTCOME

The Housing Department recommends delegating authority to the Housing Director, or his designee, to negotiate and execute amendments to five existing grant agreements that are currently set to expire on December 31, 2025, and one new agreement that would begin on December 1, 2025. The recommended extensions, totaling \$7,935,239 in local, state, and federal funding, will allow the Housing Department to maintain continuity of service delivery across crisis intervention, motel, and supportive service programs serving individuals and families experiencing homelessness.

BACKGROUND

The homelessness services programs discussed in this memorandum are an integral component of the City of San José's (City) strategy to address homelessness and its alignment with the Santa Clara County Community Plan to End Homelessness.¹ The recommended grant agreements would include updated language to remove expenditures for meal provisions, site security, and property and asset management services, as the Housing Department continues to make progress toward centralizing these services. When the procurement process is complete and master service agreements are in place, these services will be removed from operators' grant agreements. This approach supports improved performance tracking, cost efficiency, and operational continuity of services.

ANALYSIS

Approval of the staff recommendation would allow the Housing Department to proceed with providing up to \$7,935,239 in local, state, and federal funds to serve San José's most vulnerable residents experiencing homelessness through crisis interventions, motel, and supportive service programs.

¹ Santa Clara County Community Plan to End Homelessness 2020-2025, Web Link: <https://osh.santaclaracounty.gov/solutions-homelessness/community-plan-end-homelessness>.

Subject: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness for Fiscal Year 2025-2026

Page 3

Summary of Crisis Intervention, Motel, and Supportive Services Programs

Table 1 summarizes the programs that staff recommend for grant agreement extensions, listed by service provider and funding amounts.

Table 1 – Program Names, Service Providers, and Funding Amounts

Program Name	Program Services Type	Service Provider	Funding Amount	Term of Contract
Safe Parking for Recreational Vehicles – Santa Teresa Boulevard	Supportive services to recreational vehicle households	LifeMoves	\$765,740	January 1, 2026 - June 30, 2026 (6-month term)
Safe Parking for Recreational Vehicles – 1300 Berryessa Road	Supportive services to recreational vehicle households	WeHOPE	\$1,402,071	January 1, 2026 - June 30, 2026 (6-month term)
Dignity on Wheels	Shower and laundry services	WeHOPE	\$550,000	January 1, 2026 - June 30, 2026 (6-month term)
Plaza Hotel	Interim shelter	WeHOPE	\$791,988	December 1, 2025 - June 30, 2026 (7-month term)
Motel Voucher Program	Motel stays for families	LifeMoves	\$2,425,440	January 1, 2026 - June 30, 2026 (6-month term)
Youth Support Program	Supportive services and permanent housing resources for Transitional Aged Youth	Bill Wilson Center	\$2,000,000	January 1, 2026 - June 30, 2027 (18-month term)
TOTAL			\$7,935,239	

Housing Department staff will coordinate with the City Attorney's Office and the City Manager's Office to develop and approve all amended existing grant agreements. The descriptions below reflect program overviews and performance outcomes for Fiscal Year 2024-2025. Negotiations with partners on the number of program participants to be served and performance outcomes for amended grant agreements began in November 2025.

Crisis Intervention Programs

Overview of Safe Parking Programs

Crisis Intervention programs are a critical component within the homeless services system. These programs directly serve unsheltered individuals living in places not meant for human habitation and include outreach, Safe Parking, and hygiene services programs. Individuals residing in their recreational vehicles (RVs) on city streets often

lack access to essential services and support, and often reside in dilapidated RVs with uninhabitable conditions. One of the strategies utilized is creating stable pathways through a “throughput” system. Under this system, program participants move from unstable conditions on city streets into Safe Parking sites that provide support and basic needs, and then transition into Emergency Interim Housing where they can continue working towards the goal of stable and more permanent housing. This process creates a greater inflow into Safe Parking programs as program participants exit into Emergency Interim Housing sites to continue working towards more permanent housing.

Santa Teresa Boulevard RV Safe Parking Site

LifeMoves currently operates the Safe Parking for RVs program at the Santa Clara Valley Transportation Authority parking lot located on Santa Teresa Boulevard. LifeMoves has operated the program since it opened in July 2022. The site has 42 RV spaces and operates 24/7. The program provides onsite individualized case management, basic needs services (e.g., portable restrooms, hand-washing stations, garbage services, wastewater services), security, and other onsite support services.

The recommendation in this memorandum allocates an additional \$765,740 to the grant amount to support personnel and operations of the program for a six-month term, from January 1, 2026 through June 30, 2026. City Council last approved this agreement on June 17, 2025² for a six-month term to align contracts as the Housing Department goes through the procurement process of rebidding future homeless services contracts and provides an opportunity to make readjustments. Staff have been working closely with partners to centralize the purchasing of meal provisions, site security, and property and asset management services. This centralization aims to maximize economies of scale, reduce costs, ensure consistent service delivery, and allow our partners to focus on delivering supportive services to program participants. The City currently has a 48-month no-cost license agreement with the Santa Clara Valley Transportation Authority with a term end date of November 2026. Staff will be reengaging the Santa Clara Valley Transportation Authority to renew the license agreement.

1300 Berryessa Road RV Safe Parking Site

WeHOPE currently operates the Safe Parking for RVs program at 1300 Berryessa Road. The program first opened in March 2025 and offers 86 RV spaces. WeHOPE provides 24/7 oversight and management of the site. Program offerings include on-site supportive case management, basic needs services (e.g., on-site showers and laundry, wastewater services), site security, meals, and other on-site support services. The

² Item 2.32, File #25-699, Meeting Date: June 17, 2025, Memo Title: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness for Fiscal Year 2025-2026, Web Link: <https://sanjose.legistar.com/View.ashx?M=F&ID=14276992&GUID=8A0B2030-45A6-459C-A54D-FB685276C43B>

Berryessa Safe Parking program site does not require vehicle registration, insurance, or operability to enroll in the program. This program model provides wider access to RV dwellers in San José who may not have up-to-date vehicle documentation. The Housing Department, in partnership with the Transportation Department, has coordinated the towing and removal of approximately 30 RVs from city streets to the Berryessa Safe Parking program site. The implementation and opening of the Berryessa Safe Parking program site was a targeted approach that prioritized residents within a 1.5-mile radius of the site, including the City's Oversize and Lived-In Vehicle Enforcement sites, which are identified areas impacted by the parking of oversized and lived-in vehicles on city streets. This targeted approach, coupled with removing barriers to entry, resulted in the Berryessa Safe Parking program site reaching capacity within four weeks of opening.

Meal provisions, site security, and property and asset management services will also be centralized for this program.

The recommended grant amendment allocates \$1,402,071 for continued operations of the Berryessa Safe Parking program site and extends the term from January 1, 2026 through June 30, 2026. City Council last approved this agreement on January 14, 2025.³

Table 2 below summarizes key performance measures for FY 2024-2025 for the RV Safe Parking program sites.

Table 2 – Safe Parking Programs – Key Performance Measures

RV Safe Parking Program Sites	Spaces	Service Provider	Positive Housing Destination Exits FY 2024-2025**	Family Reunification Exits***	Current Occupancy Rate FY 2024-2025
Santa Teresa Safe Parking	42	LifeMoves	61%	16%	100%
Berryessa Safe Parking*	86	WeHOPE	47%	15%	99.7%

**Note: The Berryessa Safe Parking program site operates on a calendar year schedule; however, for reporting consistency, FY 2024-2025 was used as the reporting period for both Safe Parking program sites.*

³ Item 2.8, File #25-008, Meeting Date: January 14, 2025, Memo Title: Authority to Negotiate and Execute a Grant Agreement with a Supportive Parking for Recreational Vehicles Program Site Operator at 1300 Berryessa Road, Web Link:

<https://sanjose.legistar.com/View.ashx?M=F&ID=13639083&GUID=E65744DC-2702-4302-A253-DB7419B49AD2>

***Note: 2024 Santa Clara County System Performance Measure Goal: Successful housing placements⁴ for outreach programs is 50%, the Positive Housing Destination Exits column in this table represents both temporary and permanent housing destinations.*

****Note: Family Reunification Exits is based on the total number of program exits categorized under “staying or living with family, permanent tenure.”*

Dignity on Wheels

WeHOPE currently operates the Dignity on Wheels program, which provides mobile showers and laundry services six days a week to unsheltered individuals across San José. The Dignity on Wheels program serve various locations in San José, including encampments, City-operated sites such as the RV Safe Parking program at the Santa Teresa Boulevard site, the Navigation Hub, Navigation Motels, and Overnight Warming Locations. Collectively, the Dignity on Wheels program provides up to 24 sessions of laundry and showers per week across different locations in San José.

The recommendation in this memorandum allocates \$550,000 for continued operations of the program and extends the term from January 1, 2026 through June 30, 2026. City Council last approved this agreement on June 18, 2024.⁵

Table 3 below summarizes key performance measures for the Dignity on Wheels program during FY 2024-2025.

Table 3 – Key Performance Measures for the Dignity on Wheels Programs

Program Name	Persons Served	Showers Provided	Laundry Loads Provided
Dignity on Wheels*	1,473	11,576	5,976

**Note: The Dignity on Wheels program operates on a calendar year schedule; however, for reporting consistency in this memorandum, FY 2024-2025 was used as the reporting period.*

Motel Programs

Plaza Hotel

The Plaza Hotel program, currently operated by Abode Services, provides emergency non-congregate shelter for individuals experiencing homelessness. The program provides individualized case management with the goal of helping program participants

⁴<https://files.santaclaracounty.gov/migrated/CY2024SPMs.pdf?VersionId=WsFMMSX6PLZpyksXP22aAZ9dxJyGeKV1>

⁵ Item: 2.23, File #24-147329, Meeting Date: June 18, 2024, Memo Title: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness in Fiscal Year 2024-2025, Web Link: <https://sanjoseca.primegov.com/viewer/preview?id=0&type=8&uid=40b44824-d3ab-4878-a4e2-1e2e5fb04243>

transition to permanent housing. The program can serve 43 individuals at any given time and offers single-room occupancy units. Facilities include a community room, laundry room, and shared restrooms with showers. The Plaza Hotel program is currently on track to meet the FY 2025-2026 goal of serving 70 clients.

On May 15, 2025, the Housing Department released a Request for Proposal for supportive services providers. The Request for Proposal invited qualified operators to bid to operate multiple sites, including the Plaza Hotel site. The Housing Department selected WeHOPE as the site operator, and as recommended in this memorandum, WeHOPE would begin operating this site during an overlapping transitional handoff period with the existing site operator, Abode Services, beginning December 1, 2025.

The recommendation in this memorandum allocates an additional \$791,988 to the grant amount to support personnel and operations of the program site for a seven-month term. This recommended action includes a retroactive start date of December 1, 2025 through June 30, 2026. City Council last approved this agreement⁶ on June 17, 2025 for a six-month term from July 1, 2025 through December 31, 2025.

Meal provisions, site security, and property and asset management services will also be centralized for this program site.

Motel Voucher Program

The Motel Voucher Program, operated by LifeMoves, provides temporary motel stays and individualized support to help transition families to permanent or other temporary housing options. This program provides 97 units and is currently on track to meet the FY 2025-2026 goal of serving 192 households.

The recommendation in this memorandum allocates an increase of \$2,425,440 to the grant amount to support personnel and operations of the program for a six-month term. This action includes a start date of January 1, 2026 through June 30, 2026. City Council last approved this agreement on June 17, 2025⁷ for a six-month term from July 1, 2025 through December 31, 2025.

Table 4 summarizes key performance measures for the Motel Programs during FY 2024-2025.

⁶ Item 2.32, File #25-699, Meeting Date: June 17, 2025, Memo Title: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness for Fiscal Year 2025-2026, Web Link: <https://sanjose.legistar.com/View.ashx?M=F&ID=14276992&GUID=8A0B2030-45A6-459C-A54D-FB685276C43B>

⁷ Item 2.32, File #25-699, Meeting Date: June 17, 2025, Memo Title: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness for Fiscal Year 2025-2026, Web Link: <https://sanjose.legistar.com/View.ashx?M=F&ID=14276992&GUID=8A0B2030-45A6-459C-A54D-FB685276C43B>

Table 4 – Motel Programs Key Performance Measures

Site Name	Units	Service Provider	Exits to Permanent Housing FY 2024-2025*	Current Occupancy Rate FY 2024-2025
Plaza Hotel	43	Abode Services	23.1%	97.7%
Motel Voucher Program	97	LifeMoves	66.8%	98.9%

*Note: 2024 Santa Clara County System Performance Measure Goal: Exits to permanent housing⁸ is 41%.

Support Services Programs

Youth Housing and Support Program

The Bill Wilson Center currently operates the Youth Financial Assistance Program, which is part of the Housing Department's Youth Housing and Support pilot initiative. This initiative provides housing and support services to Transitional Aged Youth (ages 18 to 24) who are at-risk of or currently experiencing homelessness. Through nationally recognized prevention, diversion, and housing solution strategies, the Bill Wilson Center supports youth in locating and securing permanent housing while also advancing their progress in education, employment, mental/physical health, and financial planning goals. All program participants receive financial assistance and wraparound services for the 18-month program duration, ensuring the long-term, reliable support necessary for youth to achieve lasting self-sufficiency and positive housing outcomes.

The Youth Financial Assistance Program⁹ is structured as a cohort system and has 55 program participants enrolled (for calendar year 2025), 36 of whom have already successfully achieved permanent housing from an unsheltered or temporary location. To date, 71% of program participants have improved their housing status through transitions toward greater housing stability and self-sufficiency since enrolling in the program.¹⁰

⁸<https://files.santaclaracounty.gov/migrated/CY2024SPMs.pdf?VersionId=WsFMMSX6PLZpvksXP22aAZ9dxJyGeKV1>

⁹ The Housing Department's Youth Support pilot program was operated by both the Bill Wilson Center and Unity Care, with Bill Wilson Center serving 55 program participants and Unity Care serving 51 program participants.

¹⁰ At the time of program enrollment in July 2024, eight program participants (of the 55-participant cohort) were residing at an unsheltered location, 45 at a temporary location, and two at a permanent location. As of October 2025, one program participant is residing at an unsheltered location, 15 at a temporary location, and 39 at a permanent location. Among those that are permanently housed, five program participants improved their housing status from "rental by client, with ongoing housing subsidy" to "rental by client, with no ongoing housing subsidy," indicating increased self-sufficiency within permanent housing outcomes.

In the next term of this program, as proposed in this memorandum, it will be renamed the Youth Housing and Support Program. During the next term of this program, a new cohort of 75 additional Transitional Aged Youth in San José is projected to receive the services described above through the Bill Wilson Center. By increasing access points for youth into the City and Santa Clara County's homelessness response system, preventing shelter entry and driving program participant-led permanent housing outcomes, the program generates significant long-term cost savings by both diverting and resolving youth homelessness throughout San José.

Utilizing the first disbursement of the City's Homeless Housing, Assistance and Prevention Round 5 Youth Set-Aside allocation,¹¹ the recommendation in this memorandum allocates \$2,000,000 to the Bill Wilson Center for continued operations of the Youth Housing and Support Program to serve a new cohort of 75 youth and extends the term for 18 months from January 1, 2026 through June 30, 2027. City Council last approved this agreement on November 28, 2023.¹²

Table 5 summarizes key performance measures for the Youth Financial Assistance Program during FY 2024-2025.

Table 5 – Youth Financial Assistance Key Performance Measures

Program Name / Service Provider	Persons Served	Program Participants Transitioned to Temporary Housing	Program Participants Transitioned to Permanent Housing	Program Participants who Improved their Housing Status
Youth Financial Assistance Program / Bill Wilson Center	55	3	36	71%

EVALUATION AND FOLLOW-UP

The Housing Department will continue to monitor program implementation across all programs, tracking operational performance, costs, and program participant outcomes through established key performance indicators. Regular data collection and evaluation

¹¹ <https://sanjoseca.primegov.com/viewer/preview?id=0&type=8&uid=6cf7d180-f692-4cbc-881c-0e8086160e50>.

¹² Item 8.2, File #23-1633, Meeting Date: November 28, 2023, Memo Title: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness for Fiscal Year 2023-2024, Web Link: <https://sanjose.legistar.com/View.ashx?M=F&ID=12466605&GUID=1BA7E9D4-64C0-4DBC-9853-0923957523E9>.

will ensure accountability and help identify best practices and areas for improvement across all programs and City Council directives.

COST SUMMARY/IMPLICATIONS

The actions recommended in this memorandum would authorize the execution and extension of agreements with multiple operators providing crisis intervention, motel, and supportive services for individuals and families experiencing homelessness in San José for most programs through June 30, 2026, and one through June 30, 2027.

The recommended actions utilize budgeted resources across several funding sources including: Homeless Housing, Assistance, and Prevention Fund, (Fund 454) of \$2,833,132 to support mobile shower and laundry services, Motel Programs, and the Youth Support Program; Real Property Transfer Tax Fund (Fund 404) of \$2,636,823 to support Safe Parking for RVs and the Motel Voucher Program; General Fund (Fund 001) of \$959,653 to provide temporary motel stays and individualized case management for families transitioning to stable housing; and Building Homes and Jobs Act Fund (Fund 456) of \$532,274 to support ongoing interim housing. In addition, prior year encumbrances of \$573,357 in the General Fund and \$400,000 in the Housing Trust Fund (Fund 440) to support the Motel Voucher Program will also be utilized.

A realignment of the budget within the Homeless Housing, Assistance, and Prevention Fund (Fund 454) is also recommended to ensure compliance with state-required expenditure categories and to provide enough funding for the Dignity on Wheels Program of \$550,000. In January 2025, the City requested a Homeless Housing, Assistance and Prevention grant award modification from the state to shift \$1,000,000 from the "Prevention and Shelter" award category to the "Street Outreach" award category. This adjustment was driven by expanded outreach needs, particularly efforts serving individuals residing in RVs throughout San José. The recommended budget action in this memorandum would reallocate funds of \$1,000,000 from the Homelessness and Prevention System appropriation to the Street Outreach and Support Services appropriation.

Subject: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness for Fiscal Year 2025-2026**BUDGET REFERENCE**

The table below identifies the funds and appropriations to fund the agreements recommended as part of this memorandum.

Fund #	Appn. #	Appropriation Name	Total Appropriation	Rec. Budget Action	Amt. for Contract	2025-2026 Adopted Operating Budget Page	Last Budget Action (Date, Ord. No)
404	230G	Interim Housing Construction and Operations (15% HSP)	\$25,129,450	\$0	\$2,167,811	1027	10/21/2025 31252
454	205W	Homelessness Prevention System	\$3,838,252	(\$1,000,000)	\$0	993	10/21/2025 31252
454	212Z	Street Outreach and Support Services	\$1,850,626	\$1,000,000	\$550,000	993	10/21/2025 31252
456	213B	Housing Shelter	\$532,274	\$0	\$532,274	952	10/21/2025 31252
001	219K	Hotel Stabilization - Hotel Sheltering Operations + Services	\$755,363*	\$0	\$1,173,268	895	10/21/2025 31252
001	2062	Homeless Rapid Rehousing	\$2,586,722	\$0	\$359,742	898	10/21/2025 31252
454	209Y	Homeless Youth	\$2,341,205	\$0	\$2,000,000	993	10/21/2025 31252
404	232H	Homeless Rapid Rehousing (15% HSP)	\$4,000,000	\$0	\$469,012	1027	6/17/2025 31230
454	209X	Emergency Shelters	\$7,146,171	\$0	\$283,132	993	10/21/2025 31252
440	2453	Housing and Homeless Projects	\$1,281,860**	\$0	\$400,000	994	10/21/2025 31252

**The total available budget in the Hotel Stabilization - Hotel Sheltering Operations + Services appropriation is \$1,328,720, which includes \$573,357 of a prior year encumbrance.*

***The total available budget in the Housing and Homeless Projects appropriation is \$1,681,860, which includes \$400,000 of a prior year encumbrance.*

COORDINATION

This memorandum has been coordinated with the City Attorney's Office.

HONORABLE MAYOR AND CITY COUNCIL

November 24, 2025

Subject: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness for Fiscal Year 2025-2026

Page 12

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the December 16, 2025 City Council meeting.

COMMISSION RECOMMENDATION AND INPUT

No commission recommendation or input is associated with this action.

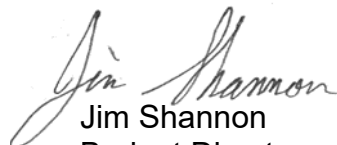
CEQA

Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment.

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/
Erik L. Soliván
Housing Director


Jim Shannon
Budget Director

The principal author of this memorandum is Ryan Sanders, Senior Development Officer, Housing Department. For questions, please contact Cupid Alexander, Deputy Director, Housing Department, at Cupid.Alexander@sanjoseca.gov or (669) 314-3884.