



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Erik L. Soliván

SUBJECT: See Below

DATE: June 3, 2025

Approved

Date:

6/6/2025

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 as categorized by service type:

- (a) Crisis Intervention Program: LifeMoves Safe Parking for Recreational Vehicles program at the Santa Clara Valley Transportation Authority parking lot on Santa Teresa Boulevard in an amount not to exceed \$1,531,481 retroactive from July 1, 2025, through June 30, 2026 (12-month term);
- (b) Interim Shelter Programs:
 - (1) HomeFirst Services of Santa Clara County (Mabury and Felipe Bridge Housing Communities) in an amount not to exceed \$2,582,398 retroactive from July 1, 2025, through December 31, 2025 (6-month term);
 - (2) HomeFirst Services of Santa Clara County (Monterey Bernal and Rue Ferrari Emergency Interim Housing) in an amount not to exceed \$6,392,999 retroactive from July 1, 2025, through December 31, 2025 (6-month term);
 - (3) HomeFirst Services of Santa Clara County (Via del Oro Emergency Interim Housing) in an amount not to exceed \$3,316,703 retroactive from July 1, 2025, through December 31, 2025 (6-month term);
 - (4) Abode (Plaza Hotel) in an amount not to exceed \$791,988 retroactive from July 1, 2025, through December 31, 2025 (6-month term);

(c) Motel Programs:

- (1) YWCA Golden Gate Silicon Valley (Interpersonal Violence Support Program) in an amount not to exceed \$250,000 retroactive from July 1, 2025, through June 30, 2026 (12-month term);
- (2) LifeMoves (Motel Voucher Program) in an amount not to exceed \$2,725,214 retroactive from July 1, 2025, through December 31, 2025 (6-month term);

(d) Supportive Service Programs:

- (1) Portuguese Organization for Social Services and Opportunities (Senior Nutrition) in an amount not to exceed \$360,000 retroactive from July 1, 2025, through June 30, 2026 (12-month term);
- (2) County of Santa Clara ("Here4You" Centralized Shelter Hotline) in an amount not to exceed \$2,000,000 retroactive from July 1, 2025, through June 30, 2027 (24-month term).

SUMMARY AND OUTCOME

The Housing Department recommends a delegation of authority to the Housing Director, or his designee, to negotiate and execute amendments to nine existing grant agreements that are currently set to end on June 30, 2025. The recommended extensions, totaling \$19,950,783 in local, state, and federal funding, will allow the Housing Department to maintain continuity and continued service delivery across crisis intervention, interim shelter, motel, and supportive service programs serving individuals and families experiencing homelessness.

BACKGROUND

The existing grant agreements should be extended to ensure continuity as the Housing Department continues efforts to track performance and centralize core operational services, including meal provisions, site security, and property management, and offer new sites between now and November 2025. The recommended amendments to extend the current grant agreements will include updated language to remove the expenditures for meal provisions, site security, and property management, as the Housing Department continues the administrative work to centralize these services. This approach supports improved performance tracking, cost efficiency, and operational consistency of services.

ANALYSIS

Approval of the staff recommendation will allow the Housing Department to move forward in providing up to \$19,950,783 in local, state, and federal funds to serve San José's most vulnerable residents who are experiencing homelessness by providing crisis interventions, interim shelter, motel, and supportive service programs.

Summary of Crisis Intervention, Interim Shelter, Motel, and Supportive Services Programs

Table 1 below summarizes the programs for which staff recommend grant agreement amendments, listed by service provider and funding amount.

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

Program Name	Program Services	Service Provider	Funding Amount
Safe Parking for Recreational Vehicles – Santa Teresa Boulevard	Supportive services to Recreational Vehicle households	LifeMoves	\$1,531,481
Mabury	Interim Shelter	HomeFirst Services of Santa Clara County	\$1,282,925
Felipe	Interim Shelter	HomeFirst Services of Santa Clara County	\$1,299,473
Monterey Bernal	Interim Shelter	HomeFirst Services of Santa Clara County	\$1,923,530
Rue Ferrari	Interim Shelter	HomeFirst Services of Santa Clara County	\$4,469,469
Via del Oro	Interim Shelter	HomeFirst Services of Santa Clara County	\$3,316,703
Plaza Hotel	Interim Shelter	Abode	\$791,988
Interpersonal Violence Support Program	Motel stays for survivors of interpersonal violence	YWCA Golden Gate Silicon Valley	\$250,000
Motel Voucher Program	Motel stays for families	LifeMoves	\$2,725,214
Senior Nutrition	Meals served to seniors	Portuguese Organization for Social Services and Opportunities	\$360,000
"Here4You" Centralized Shelter Hotline	Direct referrals to shelters	County of Santa Clara	\$2,000,000
TOTAL			\$19,950,783

The Housing Department will continue working towards standardizing meal provisions, site security, and maintenance contracting in order to maximize the economies of scale for cost efficiency and consistency of operational services. This shift will allow our partners to focus on their strengths in supportive service delivery across our portfolio. The operational savings will be produced in Fiscal Year 2025-2026 across the City's interim housing system. The Housing Department's preliminary estimate of operational savings from these steps is approximately 20% and further information will be provided in the upcoming fiscal year.

Crisis Intervention Program

Safe Parking for Recreational Vehicles – Santa Teresa Boulevard

LifeMoves currently operates the 42 spaces for the Safe Parking for Recreational Vehicles (RVs) program site at the Santa Clara Valley Transportation Authority parking lot located on Santa Teresa Boulevard. This program includes onsite individualized case management, basic needs services (e.g., portable restrooms, hand washing stations, garbage services, grey/black water services), and other onsite support services. The program will continue operating 24 hours a day, seven days a week, and LifeMoves will continue performing the day-to-day operations with the goal of exiting program participants to temporary or permanent housing destinations.

The recommended grant amendment allocates a \$1,531,481 increase to the grant amount to support personnel and operations of the program for a 12-month term. This action includes a retroactive term start date of July 1, 2025, to minimize any service disruptions and to allow execution of the amendment after the start date, given the short time frame for negotiating and executing this extension. City Council last approved this agreement on June 18, 2024.

Table 2 summarizes key performance measures for Fiscal Year 2024-2025 for the Crisis Intervention Program.

Table 2 – Crisis Response Program – Key Performance Measures

Program Name	Current Occupancy Rate	Fiscal Year 2024-2025 % of Program Participants Permanently Housed	Fiscal Year 2024-2025 Average Length of Stay* (Days)
Safe Parking for Recreational Vehicles – Santa Teresa Boulevard	97.6%	64.7%	286

**The Average Length of Stay metric can vary in definition. For the purposes of this report, it is filtered specifically for program participants who exited the program during the reporting period (Fiscal Year 2024-2025), including those who exited to permanent housing and for reasons such as death, incarceration, or voluntary departure.*

Interim Shelter Programs

Overview of Emergency Interim Housing Sites and Transitional Funding Strategy

The Emergency Interim Housing (EIH) Program sites described below address unsheltered homelessness by providing non-congregate shelter and on-site supportive services. The Housing Department currently operates seven EIH sites: Mabury, Felipe, Bernal, Rue Ferrari, Evans Lane, Guadalupe, and Via Del Oro. Together, these sites provide 516 units of interim shelter, with the bed capacity to serve up to 667 individuals. While each site varies in scale, all offer on-site supportive services designed to help program participants stabilize and transition into permanent housing. These services include case management, housing navigation, mental health support, substance use counseling, job readiness programs, and connections to benefits and healthcare.

The Housing Department will continue working towards standardizing meal provisions, site security, and maintenance contracting across interim shelter programs in order to maximize the economies of scale for cost efficiency and consistency of operational services. This shift will allow our partners to focus on their strengths in providing supportive services across our portfolio. The operational savings will be produced in Fiscal Year 2025-2026 across the City's interim housing system. Additionally, the Housing Department will continue to monitor property and asset management metrics throughout the extended grant agreements, including but not limited to site-based unit occupancy, turnover rates, and maintenance data.

Mabury and Felipe Bridge Housing Communities

HomeFirst Services of Santa Clara County currently operates the Mabury and Felipe Bridge Housing Communities under a single grant agreement, each site offering 40 non-congregate interim shelter units/beds. The recommended grant amendment allocates \$1,282,925 to support six months of continued operations at Mabury and \$1,299,473 to support six months of continued operations at Felipe. This action includes a retroactive start date of July 1, 2025, to minimize any service disruptions and to allow execution of the amendment after the start date, given the short time frame for negotiating and executing this extension. City Council last approved this grant agreement on December 17, 2024.

Monterey Bernal and Rue Ferrari EIH Sites

HomeFirst Services of Santa Clara County operates both the Monterey Bernal and Rue Ferrari EIH program sites under a single grant agreement. The Monterey Bernal EIH site features 78 non-congregate interim shelter units, all of which are configured as single-occupancy units. The Rue Ferrari EIH site features 82 non-congregate interim shelter units (mix of single and double occupancy units), with the capacity to serve up to

124 individuals. The Rue Ferrari EIH site is currently undergoing an expansion to add 108 units (144 additional beds), with construction having started in October 2024 and the units becoming fully operational by October 2025.

The recommended amendment supports existing operations for both sites and the additional units when they come online.

The recommended grant amendment allocates \$1,923,530 to support six months of continued operations at the Monterey Bernal EIH site; \$2,323,033 to support six months of continued operations for the existing Rue Ferrari EIH site units; and \$2,146,436 to support start-up costs and two months of operations for the additional units at the Rue Ferrari EIH site. City Council last approved this grant agreement on December 17, 2024.

Via del Oro EIH Site

HomeFirst Services of Santa Clara County operates the Via del Oro EIH site, which began serving program participants in April 2025. This site features 135 modular units and has the capacity to serve up to 150 individuals.

The recommended grant amendment allocates \$3,316,703 to support six months of continued operations at the Via del Oro EIH site. This action includes a retroactive start date of July 1, 2025, to minimize any service disruptions and to allow execution of the amendment after the start date, given the short time frame for negotiating and executing this extension. City Council last approved this grant agreement on February 25, 2025.

Plaza Hotel Interim Shelter Site

The Plaza Hotel program, operated by Abode, provides emergency non-congregate shelter for individuals experiencing homelessness. The program offers individualized case management with the goal of transitioning program participants 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 recommended grant amendment allocates a \$783,988 increase to the grant amount to support the program personnel and continued operations while the City actively procures an operator through the Request for Proposal process to begin new grant agreements on or around January 1, 2026. This action includes a retroactive term start date of July 1, 2025, to minimize any service disruptions and allow execution of this amendment after the start date, given the short time frame for negotiating and executing this extension. City Council last approved this agreement on June 18, 2024.

Table 3 summarizes key performance measures for Fiscal Year 2024-2025 for the Interim Shelter programs.

Table 3 – Interim Shelter Programs – Key Performance Measures

Program Name	Current Occupancy Rate	Fiscal Year 2024-2025 % of Program Participants Permanently Housed	Fiscal Year 2024-2025 Average Length of Stay* (Days)
Mabury	97.3%	62.5%	382
Felipe	100%	10%	145
Monterey Bernal	96.1%	23.3%	407
Rue Ferrari	95.1%	38.9%	43
Via del Oro**	98.4%	N/A**	N/A
Plaza Hotel	97.6%	22.7%	340

**The Average Length of Stay metric can vary in definition. For the purposes of this report, it is filtered specifically for program participants who exited the program during the reporting period (Fiscal Year 2024-2025), including those who exited to permanent housing and for reasons such as death, incarceration, or voluntary departure.*

***As the Via del Oro EIH site only recently became operational in April 2025, outcome data related to permanent housing placements and average length of stay are not yet available.*

Motel Programs

Interpersonal Violence Support Program (Women in Supportive Housing)

The Interpersonal Violence Support Program, operated by YWCA Golden Gate Silicon Valley, provides emergency housing options, such as motel stays and emergency shelter placements for survivors of gender-based violence, including victims of domestic violence, and their families. These housing and shelter placements are supported by comprehensive, wraparound case management services aimed at helping program participants transition into safe, affordable, and permanent housing.

The recommended grant amendment allocates a \$250,000 increase to the grant amount to support program personnel, motel room costs, and continued operations of the Interpersonal Violence Support Program for a 12-month term. This action includes a retroactive term start date of July 1, 2025, to minimize any service disruptions and to allow execution of the amendment after the start date, given the short time frame for negotiating and executing this extension. City Council last approved this agreement on June 18, 2024.

Motel Voucher Program

The Motel Voucher Program, operated by LifeMoves, provides temporary motel stays and individualized support to transition families to permanent or other temporary housing options.

The recommended grant amendment allocates a \$2,725,214 increase to the grant amount to support the program personnel, motel room costs, and continued operations while the City actively procures an operator through the Request for Proposal process to begin new grant agreements on or around January 1, 2026. This action includes a retroactive term start date of July 1, 2025, to minimize any service disruptions and allow execution of this amendment after the start date, given the short time frame for negotiating and executing this extension. City Council last approved this agreement on November 19, 2024.

Table 4 summarizes key performance measures for Fiscal Year 2024-2025 for Motel Programs.

Table 4 – Motel Programs – Key Performance Measures

Program Name	Current Occupancy Rate	Fiscal Year 2024-2025 Program % of Participants Permanently Housed	Fiscal Year 2024-2025 Average Length of Stay* (Days)
Interpersonal Violence Support Program	N/A	30%	10
Motel Voucher Program	98.9%	68.8%	295

**The Average Length of Stay metric can vary in definition. For the purposes of this report, it is filtered specifically for program participants who exited the program during the reporting period (Fiscal Year 2024-2025), including those who exited to permanent housing and for reasons such as death, incarceration, or voluntary departure.*

Supportive Service Programs**Portuguese Organization for Social Services and Opportunities – Senior Nutrition**

The Portuguese Organization for Social Services and Opportunities provides senior nutrition and general health and wellness supportive services to socioeconomically burdened seniors in San José. The senior nutrition program focuses on the needs of limited English-speaking, low-income seniors, a high-risk and underserved population. Between July 1, 2024, and March 31, 2025, the program served 346 individuals.

The recommended grant amendment allocates \$360,000 for a 12-month term, including an additional \$66,000 from last year's funding amount to help offset lost operational funds from the City's Parks, Recreation, and Neighborhood Services Department. These funds will support program personnel in completing additional meal deliveries. This action includes a retroactive term start date of July 1, 2025, to minimize any service disruptions and allow execution of these amendments after the start date, given the short time frame for negotiating and executing this extension. City Council last approved this agreement on June 18, 2024.

"Here4You" Centralized Shelter Hotline – County of Santa Clara

The "Here4You" Centralized Shelter Hotline streamlines access to emergency services and community resources to individuals and families experiencing homelessness in the County of Santa Clara. Implemented by the County of Santa Clara and operated by the Bill Wilson Center, the Here4You" Centralized Shelter Hotline monitors shelter placement and availability, assists with matching households to emergency shelters, and connects households to additional community resources based on their specific needs. Of the nearly 50,000 calls the Here4You Hotline received over the first two quarters of Fiscal Year 2024-2025, 77% or 38,500 were affiliated with the City of San José.

The recommended grant amendment allocates a \$2,000,000 increase to the grant amount to support program personnel costs and hotline operations for a 24-month term. This includes a retroactive term start date of July 1, 2025, to minimize any service disruptions and to allow execution of these amendments after the start date, given the short time frame for negotiating and executing this extension. City Council last approved this agreement on November 28, 2023.

EVALUATION AND FOLLOW-UP

The Housing Department's Grant Management team monitors and reviews grant agreement outcomes and performance metrics quarterly. Therefore, each homelessness program included in this memorandum will be monitored and reviewed following the Housing Department's Grant Management team's grant agreement monitoring and review protocols. Additionally, updates on homelessness program outcomes are provided in the City's Consolidated Homelessness Annual Report, scheduled to be heard annually in the fall by the Neighborhood Services and Education Committee.

COST SUMMARY/IMPLICATIONS**1. TOTAL COST OF CONTRACT/AGREEMENT**

Interim Shelter	\$13,084,088
"Here4You" Centralized Shelter Hotline	2,000,000
Supportive Services RV Households	1,531,481
Motel Programs	2,975,214
Senior Nutrition	360,000
TOTAL PROJECT COST	\$19,950,783

2. SOURCE OF FUNDING: Low and Moderate Income Housing Asset Fund (346) \$250,000; Real Property Transfer Tax Fund (404) \$14,024,080; Multi-Source Housing Fund (448) \$1,000,000; Housing Trust Fund (440) \$360,000; Homeless Housing, Assistance and Prevention (454) \$4,316,703.

3. FISCAL IMPACT: The actions recommended in this memorandum will enable the Housing Department to negotiate and execute nine agreements in Fiscal Year 2025-2026 that support individuals and families experiencing homelessness in San Jose. There is no ongoing fiscal impact to the General Fund as a result of this action.

BUDGET REFERENCE

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

Fund #	Appn. #	Appropriation Name	Total Appropriation	Amount for Contract	2025-2026 Proposed Budget Page*	Last Budget Action (Date, Ord. No.)
346	3050	Homeless Services	\$250,000	\$250,000	906	N/A
404	230G	Interim Housing Construction and Operations (15% HSP)	\$25,000,000	\$11,298,866	932	N/A
404	NEW	Homeless Rapid Rehousing (15% HSP)	\$4,000,000	\$2,725,214	932	N/A
454	209X	Emergency Shelters	\$8,000,000	\$2,316,703	899	N/A
448	231B	Encampment Resolution Funding Grant Round 3	\$2,410,540	\$1,000,000	922	N/A
440	2453	Housing and Homeless Projects	\$0**	\$360,000	900	N/A
454	205W	Homeless Prevention System	\$0**	\$2,000,000	899	N/A

HONORABLE MAYOR AND CITY COUNCIL

June 3, 2025

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

Page 11

** The 2025-2026 Proposed Budget was released on May 1, 2025, and is scheduled to be reviewed on June 10, 2025, and adopted on June 17, 2025, by City Council.*

*** The appropriation is established or increased from the 2025-2026 Proposed Operating Budget per the Recommended Amendments to the 2025-2026 Proposed Operating Budget and 2025-2027 Proposed Biennial Capital Budget City Manager's Budget Addendum.*

COORDINATION

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

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the June 17, 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

The principal author of this memorandum is Stephanie Jimenez, Development Officer, Housing Department. For questions, please contact Cupid Alexander, Deputy Director, Housing Department, at Cupid.Alexander@sanjoseca.gov.