

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JOSE AUTHORIZING THE HOUSING DIRECTOR, OR THEIR DESIGNEE, TO (A) ACCEPT THE RETURN OF \$5,389,120.16 OF HOMEKEY ROUND 2 FUNDS FROM LIFEMOVES RELATING TO THE HOMEKEY BRANHAM LANE EMERGENCY INTERIM HOUSING SITE AND AUTHORIZE THE REALLOCATION AND DISBURSEMENT OF \$5,206,780.43 OF THOSE FUNDS TO EPISCOPAL COMMUNITY SERVICES OF SAN FRANCISCO WITH \$182,339.73 RESERVED FOR SECURITY SERVICES TO SUPPORT THE CONTINUED OPERATION OF THE HOMEKEY BRANHAM LANE EMERGENCY INTERIM HOUSING SITE; (B) NEGOTIATE AND EXECUTE GRANT AGREEMENTS, AMENDMENTS, MODIFICATIONS, EXTENSIONS, AND ALL RELATED DOCUMENTS NECESSARY TO IMPLEMENT AGREEMENTS WITH THE FOLLOWING SERVICE PROVIDERS FOR THE SECURITY AND OPERATION OF INTERIM HOUSING SITES AND THE CONTINUED OPERATION OF THE SAFE PARKING AND MOTEL PROGRAMS, EACH FOR THE APPLICABLE CONTRACT TERM AND IN AMOUNTS NOT TO EXCEED THOSE SET FORTH BELOW, SUBJECT TO THE APPROPRIATION OF FUNDS: (1) HOMEFIRST SERVICES OF SANTA CLARA COUNTY FOR THE FOLLOWING INTERIM HOUSING AND MOTEL SITES: (i) ALURA MOTEL PROGRAM – NOT TO EXCEED \$1,350,000 (JULY 1, 2026 – JUNE 30, 2027); (ii) CERONE EMERGENCY INTERIM HOUSING – NOT TO EXCEED \$5,400,000 (JULY 1, 2026 – JUNE 30, 2027); (iii) CHERRY EMERGENCY INTERIM HOUSING – NOT TO EXCEED \$4,200,000 (JULY 1, 2026 – JUNE 30, 2027); (iv) FELIPE EMERGENCY INTERIM HOUSING – NOT TO EXCEED \$2,357,000 (JULY 1, 2026 – JUNE 30, 2027); (v) MABURY EMERGENCY INTERIM HOUSING – NOT TO EXCEED \$2,355,000 (JULY 1, 2026 – JUNE 30, 2027); (vi) MONTEREY/BERNAL EMERGENCY INTERIM HOUSING – NOT TO EXCEED \$3,150,000 (JULY 1, 2026 – JUNE 30, 2027); (vii) VIA DEL ORO EMERGENCY INTERIM HOUSING – NOT TO EXCEED \$5,080,000 (JULY 1, 2026 – JUNE 30, 2027); (viii) RUE FERRARI EMERGENCY INTERIM HOUSING – NOT TO EXCEED \$7,010,000 (JULY 1, 2026 – JUNE 30, 2027);

(ix) NAVIGATION HUB – NOT TO EXCEED \$1,100,000 (JULY 1, 2026 – DECEMBER 31, 2026); (2) LIFEMOVES FOR THE FOLLOWING INTERIM HOUSING AND SAFE PARKING SITES: (i) GUADALUPE EMERGENCY INTERIM HOUSING – NOT TO EXCEED \$2,908,290 (JULY 1, 2026 – JUNE 30, 2027); (ii) MOTEL VOUCHER PROGRAM – NOT TO EXCEED \$4,849,408 (JULY 1, 2026 – JUNE 30, 2027); (iii) SAFE PARKING FOR RECREATIONAL VEHICLES (VTA SANTA TERESA LOT) – NOT TO EXCEED \$1,592,700 (JULY 1, 2026 – JUNE 30, 2027); (3) PATH FOR THE FOLLOWING INTERIM HOUSING AND MOTEL SITES: (i) EVANS LANE EMERGENCY INTERIM HOUSING – NOT TO EXCEED \$3,850,000 (JULY 1, 2026 – JUNE 30, 2027); (ii) PACIFIC MOTOR INN HOMEKEY INTERIM HOUSING – NOT TO EXCEED \$4,005,000 (JULY 1, 2026 – JUNE 30, 2027); (iii) BRISTOL MOTEL PROGRAM – NOT TO EXCEED \$1,600,000 (JULY 1, 2026 – JUNE 30, 2027); (iv) FONTAINE MOTEL PROGRAM – NOT TO EXCEED \$1,700,000 (JULY 1, 2026 – JUNE 30, 2027); (4) WEHOPE FOR THE FOLLOWING SAFE PARKING AND MOTEL SITES: (i) SAFE PARKING FOR RVS (1300 BERRYESSA ROAD) – NOT TO EXCEED \$2,790,000 (JULY 1, 2026 – JUNE 30, 2027); (ii) ARENA HOMEKEY INTERIM HOUSING – NOT TO EXCEED \$4,200,000 (JULY 1, 2026 – JUNE 30, 2027); (iii) MOTEL 6 PROGRAM – NOT TO EXCEED \$1,810,000 (JULY 1, 2026 – JUNE 30, 2027); (iv) PLAZA HOTEL PROGRAM – NOT TO EXCEED \$1,300,000 (JULY 1, 2026 – JUNE 30, 2027); (5) EPISCOPAL COMMUNITY SERVICES OF SAN FRANCISCO FOR THE FOLLOWING INTERIM HOUSING AND MOTEL SITES: (i) CASA LINDA MOTEL PROGRAM – NOT TO EXCEED \$1,300,000 (JULY 1, 2026 – JUNE 30, 2027); (ii) HOMEKEY BRANHAM LANE INTERIM HOUSING – NOT TO EXCEED \$5,206,780.43 (RETROACTIVELY FROM JUNE 1, 2026 – JUNE 30, 2027) AND \$182,339.73 SET ASIDE FOR SECURITY; (C) FOR EACH OF THESE AGREEMENTS, EXERCISE UP TO THREE ADDITIONAL SIX-MONTH OR ONE-YEAR OPTIONS TO EXTEND THE TERM OF THE AGREEMENT, THROUGH NO LATER THAN JUNE 30, 2030, SUBJECT TO THE APPROPRIATION OF FUNDS

WHEREAS, the City of San José (“City”) City Council desires to adopt this resolution for the reasons set forth in the memorandum, dated May 18, 2026, from the Director of Housing for the June 16, 2026 City Council meeting; and

WHEREAS, the City invests in a comprehensive portfolio of interim housing and supportive programs for individuals experiencing homelessness, including Emergency Interim Housing sites, Homekey sites, motel-based programs, safe parking programs, and the Navigation Hub; and

WHEREAS, the City has continued refining operational models to improve consistency, efficiency, and participant outcomes across all shelter types providing immediate, low-barrier shelter options for individuals in crisis while fostering the City’s goal of bringing homelessness to functional zero; and

WHEREAS, Homekey is a statewide grant program administered by the California Department of Housing and Community Development to rapidly expand interim and permanent housing for persons experiencing or at risk of homelessness by funding the acquisition, rehabilitation, or master leasing of properties, including hotels and motels, to create safe, service-enriched housing, and following the release of approximately \$1.45 billion in Homekey Round 2 funding, the City authorized applications for the Pacific Motor Inn, the Arena Hotel, and Homekey Branham Lane sites; and

WHEREAS, in November 2022, the City authorized the acceptance of \$51,552,800 in Homekey Round 2 funds for the construction and operation of the Homekey Branham Lane interim housing shelter, with LifeMoves serving as developer, property manager, and service provider, and the City, the California Department of Housing and Community Development, and LifeMoves thereafter executed a standard agreement governing the use of such funds; and

WHEREAS, in February 2025, following City Council appropriation of \$10,852,800 in Homekey Round 2 operating funds, and execution of the operations agreement, the City transferred \$11,415,062.97 to LifeMoves, including accrued interest, to support operations at Homekey Branham Lane; and

WHEREAS, in March 2026, the City determined that due to certain conduct and operational practices inconsistent with the City's expectations, LifeMoves would not continue as operator of the Homekey Branham Lane Emergency Interim Housing site, and LifeMoves would conclude operations at the site by July 31, 2026; and

WHEREAS, LifeMoves will return \$5,389,120.16 in unused Homekey Round 2 funds related to the Homekey Branham Lane Emergency Interim Housing site, and the City will reallocate those funds to support continued operations and security at the site; and

WHEREAS, the Homekey Branham Lane Emergency Interim Housing site operations shall transition to Episcopal Community Services of San Francisco to facilitate continuity of services, strengthen program oversight, and align site operations with City expectations; and

WHEREAS, the City desires to maintain continuity of operations, security, and supportive services at multiple Interim Housing sites and related shelter programs, including the Safe Parking and Motel Programs, subject to the appropriation of funds; and

WHEREAS, the City has determined that approval of this action is covered by the Mitigated Negative Declaration for the Emergency Interim Housing Programs project and Addenda thereto, adopted October 24, 2023, by Resolution No. RES2023-380, File No. ER22-198;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

1. The Housing Director, or their designee, is hereby authorized to accept the return of \$5,389,120.16 in Homekey Round 2 funds from LifeMoves relating to the Homekey Branham Lane Emergency Interim Housing site, and to reallocate and disburse \$5,206,780.43 of those funds to Episcopal Community Services of San Francisco, with \$182,339.73 reserved for security services, to support the

continued operation of the Homekey Branham Lane Emergency Interim Housing site.

2. The Housing Director, or their designee, is hereby authorized to negotiate and execute grant agreements, amendments, modifications, extensions, and all related documents necessary to implement agreements with the following service providers for the security and operation of Interim Housing sites and the continued operation of the Safe Parking and Motel Programs, each for the applicable contract term and in amounts not to exceed those set forth below, subject to the appropriation of funds:

- a. HomeFirst Services of Santa Clara County for the following Interim Housing and Motel sites:

- i. Alura Motel Program in an amount not to exceed \$1,350,000 from July 1, 2026, through June 30, 2027;
 - ii. Cerone Emergency Interim Housing in an amount not to exceed \$5,400,000 from July 1, 2026, through June 30, 2027;
 - iii. Cherry Emergency Interim Housing in an amount not to exceed \$4,200,000 from July 1, 2026, through June 30, 2027;
 - iv. Felipe Emergency Interim Housing in an amount not to exceed \$2,357,000 from July 1, 2026, through June 30, 2027;
 - v. Mabury Emergency Interim Housing in an amount not to exceed \$2,355,000 from July 1, 2026, through June 30, 2027;
 - vi. Monterey/Bernal Emergency Interim Housing in an amount not to exceed \$3,150,000 from July 1, 2026, through June 30, 2027;
 - vii. Via del Oro Emergency Interim Housing in an amount not to exceed \$5,080,000 from July 1, 2026, through June 30, 2027;
 - viii. Rue Ferrari Emergency Interim Housing in an amount not to exceed \$7,010,000 from July 1, 2026, through June 30, 2027; and
 - ix. Navigation Hub in an amount not to exceed \$1,100,000 from July 1, 2026, through December 31, 2026.

b. LifeMoves for the following Interim Housing and Safe Parking sites:

- i. Guadalupe Emergency Interim Housing in an amount not to exceed \$2,908,290 from July 1, 2026, through June 30, 2027;
- ii. Motel Voucher Program in an amount not to exceed \$4,849,408 from July 1, 2026, through June 30, 2027; and
- iii. Safe Parking for Recreational Vehicles at the VTA Santa Teresa Lot in an amount not to exceed \$1,592,700 from July 1, 2026, through June 30, 2027.

c. PATH for the following Interim Housing and Motel sites:

- i. Evans Lane Emergency Interim Housing in an amount not to exceed \$3,850,000 from July 1, 2026, through June 30, 2027;
- ii. Pacific Motor Inn Homekey Interim Housing in an amount not to exceed \$4,005,000 from July 1, 2026, through June 30, 2027;
- iii. Bristol Motel Program in an amount not to exceed \$1,600,000 from July 1, 2026, through June 30, 2027; and
- iv. Fontaine Motel Program in an amount not to exceed \$1,700,000 from July 1, 2026, through June 30, 2027.

d. WeHOPE for the following Safe Parking and Motel sites:

- i. Safe Parking for Recreational Vehicles at 1300 Berryessa Road in an amount not to exceed \$2,790,000 from July 1, 2026, through June 30, 2027;
- ii. Arena Homekey Interim Housing in an amount not to exceed \$4,200,000 from July 1, 2026, through June 30, 2027;
- iii. Motel 6 Program in an amount not to exceed \$1,810,000 from July 1, 2026, through June 30, 2027; and

- iv. Plaza Hotel Program in an amount not to exceed \$1,300,000 from July 1, 2026, through June 30, 2027.
- e. Episcopal Community Services of San Francisco for the following Interim Housing and Motel sites:
 - i. Casa Linda Motel Program in an amount not to exceed \$1,300,000 from July 1, 2026, through June 30, 2027; and
 - ii. Homekey Branham Lane Interim Housing in an amount not to exceed \$5,206,780.43, retroactively from June 1, 2026, through June 30, 2027, with \$182,339.73 reserved for security services.
- 3. The Housing Director, or their designee, is hereby authorized, for each agreement authorized by this resolution, to exercise up to three additional six-month or one-year options to extend the term of the agreement, through no later than June 30, 2030, subject to the appropriation of funds.

ADOPTED this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk