

## **2.23 Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness in Fiscal Year 2024-2025.**

### **Recommendation:**

Adopt a resolution authorizing the Director of Housing or designee to negotiate and execute the following agreements and amendments for programs (categorized by service type) serving individuals and families experiencing homelessness, with up to three one-year options to extend, subject to the appropriation of funds, or termination for convenience:

#### **(a) Crisis Interventions**

(1) WeHope (Dignity on Wheels) in an amount not to exceed \$1,100,000 from January 1, 2025, through December 31, 2025; and

(2) LifeMoves (Supportive Parking) in an amount not to exceed \$1,500,000 retroactively from July 1, 2024, through June 30, 2025.

#### **(b) Housing and Shelter Opportunities**

(1) County of Santa Clara (Homelessness Prevention) in an amount not to exceed \$4,500,000 retroactively from July 1, 2024, through June 30, 2025;

(2) HomeFirst (Rapid Rehousing) in an amount not to exceed \$1,250,000 retroactively from July 1, 2024 through June 30, 2025;

(3) Bill Wilson Center (Rapid Rehousing) in an amount not to exceed \$1,000,000 retroactively from July 1, 2024, through June 30, 2025;

(4) LifeMoves (Rapid Rehousing) in an amount not to exceed \$1,200,000 retroactively from July 1, 2024, through June 30, 2025;

(5) LifeMoves (Motel Voucher Program) in an amount not to exceed \$2,834,637 retroactively from July 1, 2024, through December 31, 2024;

(6) YWCA (Interpersonal Violence Support Program) in an amount not to exceed \$250,000 retroactively from July 1, 2024, through June 30, 2025;

(7) Abode (Plaza Hotel) in an amount not to exceed \$1,566,117 retroactively from July 1, 2024, through June 30, 2025;

(8) PATH (Evans Lane Emergency Interim Housing) in an amount not to exceed \$2,080,000 retroactively from July 1, 2024, through December 31, 2024;

(9) HomeFirst (Monterey Bernal and Rue Ferrari Emergency Interim Housing) in an amount not to exceed \$4,119,175 retroactively from July 1, 2024, through December 31, 2024;

(10) HomeFirst (Mabury and Felipe Bridge Housing Communities) in an amount not to exceed \$2,552,889 retroactively from July 1, 2024, through December 31, 2024; and

(11) LifeMoves (Guadalupe Emergency Interim Housing) is an amount not to exceed \$1,911,667 retroactively from July 1, 2024, through December 31, 2024.

#### **(c) Supportive Service Programs**

(1) County of Santa Clara (Care Coordination Project) in an amount not to exceed \$2,000,000 retroactively from July 1, 2024, through June 30, 2026;

(2) Destination: Home for the Lived Experience of Homelessness Advisory Project in an amount not to exceed \$200,000 from November 1, 2024, through November 30, 2026;

(3) County of Santa Clara (United Pass for Life Improvement from Transportation) in an amount not to exceed \$250,000 retroactively from July 1, 2024, through June 30, 2026;

(4) Goodwill of Silicon Valley (San José Bridge) in an amount not to exceed \$2,000,000

retroactively from July 1, 2024, through June 30, 2025;

(5) Portuguese Organization for Social Services and Opportunities (Senior Nutrition) in an amount not to exceed \$300,000 retroactively from July 1, 2024, through June 30, 2025; and

(6) Sacred Heart Community Service (Eviction Diversion and Settlement Program) in an amount not to exceed \$1,000,000 retroactively from July 1, 2024, through June 30, 2025.

(d) Adopt the following Fiscal Year 2024-2025 Appropriation Ordinance amendments in the Real Property Transfer Tax Fund:

(1) Decrease the Measure E –10% Homeless Prevention and Rental Assistance Reserve by \$4,500,000; and

(2) Increase the Measure E – Rental Assistance (10% Homeless Prevention and Rental Assistance) appropriation to Housing Department by \$4,500,000.

CEQA: Not a Project, File No. PP17-009, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment; and File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant physical impact on the environment. (Housing/City Manager)



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Erik L. Soliván  
Jim Shannon

**SUBJECT:** SEE BELOW

**DATE:** May 28, 2024

Approved

Date

6/7/24

**SUBJECT: ACTIONS RELATED TO GRANT AGREEMENTS FOR MULTIPLE  
PROGRAMS SERVING HOUSEHOLDS EXPERIENCING  
HOMELESSNESS IN FISCAL YEAR 2024-2025**

## **RECOMMENDATION**

Adopt a resolution authorizing the Director of Housing or designee to negotiate and execute agreements and amendments for the following programs serving individuals and families experiencing homelessness. These services will begin in Fiscal Year 2024-2025 with up to three one-year options to extend, subject to the appropriation of funds, or termination for convenience. Programs are categorized by service type:

### **(a) Crisis Interventions**

- (1) WeHope (Dignity on Wheels) in an amount not to exceed \$1,100,000 from January 1, 2025, through December 31, 2025;
- (2) LifeMoves (Supportive Parking) in an amount not to exceed \$1,500,000 retroactively from July 1, 2024, through June 30, 2025;

### **(b) Housing and Shelter Opportunities**

- (1) County of Santa Clara (Homelessness Prevention) in an amount not to exceed \$4,500,000 retroactively from July 1, 2024, through June 30, 2025;
- (2) HomeFirst (Rapid Rehousing) in an amount not to exceed \$1,250,000 retroactively from July 1, 2024 through June 30, 2025;
- (3) Bill Wilson Center (Rapid Rehousing) in an amount not to exceed \$1,000,000 retroactively from July 1, 2024, through June 30, 2025;
- (4) LifeMoves (Rapid Rehousing) in an amount not to exceed \$1,200,000 retroactively from July 1, 2024, through June 30, 2025;
- (5) LifeMoves (Motel Voucher Program) in an amount not to exceed \$2,834,637 retroactively from July 1, 2024, through December 31, 2024;

- (6) YWCA (Interpersonal Violence Support Program) in an amount not to exceed \$250,000 retroactively from July 1, 2024, through June 30, 2025;
- (7) Abode (Plaza Hotel) in an amount not to exceed \$1,566,117 retroactively from July 1, 2024, through June 30, 2025;
- (8) PATH (Evans Lane Emergency Interim Housing) in an amount not to exceed \$2,080,000 retroactively from July 1, 2024, through December 31, 2024;
- (9) HomeFirst (Monterey Bernal and Rue Ferrari Emergency Interim Housing) in an amount not to exceed \$4,119,175 retroactively from July 1, 2024, through December 31, 2024;
- (10) HomeFirst (Mabury and Felipe Bridge Housing Communities) in an amount not to exceed \$2,552,889 retroactively from July 1, 2024, through December 31, 2024;
- (11) LifeMoves (Guadalupe Emergency Interim Housing) is an amount not to exceed \$1,911,667 retroactively from July 1, 2024, through December 31, 2024;

(c) Supportive Service Programs

- (1) County of Santa Clara (Care Coordination Project) in an amount not to exceed \$2,000,000 retroactively from July 1, 2024, through June 30, 2026;
- (2) Destination: Home for the Lived Experience of Homelessness Advisory Project in an amount not to exceed \$200,000 from November 1, 2024, through November 30, 2026;
- (3) County of Santa Clara (United Pass for Life Improvement from Transportation) in an amount not to exceed \$250,000 retroactively from July 1, 2024, through June 30, 2026;
- (4) Goodwill of Silicon Valley (San José Bridge) in an amount not to exceed \$2,000,000 retroactively from July 1, 2024, through June 30, 2025;
- (5) Portuguese Organization for Social Services and Opportunities (Senior Nutrition) in an amount not to exceed \$300,000 retroactively from July 1, 2024, through June 30, 2025; and
- (6) Sacred Heart Community Service (Eviction Diversion and Settlement Program) in an amount not to exceed \$1,000,000 retroactively from July 1, 2024, through June 30, 2025.

(d) Adopt the following Fiscal Year 2024-2025 Appropriation Ordinance amendments in the Real Property Transfer Tax Fund:

- (1) Decrease the Measure E –10% Homeless Prevention and Rental Assistance Reserve by \$4,500,000; and
- (2) Increase the Measure E – Rental Assistance (10% Homeless Prevention and Rental Assistance) City-Wide Expenses appropriation to Housing Department by \$4,500,000.

## **SUMMARY AND OUTCOME**

The delegation of authority to the Director of Housing or designee to negotiate and execute 19 agreements totaling \$31,614,495 in local, state, and federal funds to 13 nonprofit and government partners as described in this memorandum, will allow the Housing Department to expeditiously provide crisis interventions, housing and shelter opportunities, and supportive services programs that serve San José's most vulnerable residents. This action requests retroactive approval for agreements with a term start date of July 1, 2024, in order to allow for the execution of those agreements that may follow after that July 1, 2024 term start date, and to reduce the gap in services beginning on that term start date. Funding sources used to fund these agreements include the following:

- Building Homes and Jobs Act Fund (where Permanent Local Housing Allocation Program funds are budgeted);
- General Fund;
- Homeless Housing, Assistance, and Prevention Fund (HHAP);
- Housing Trust Fund (HTF)
- Low- and Moderate-Income Housing Asset Fund;
- Multi-Source Housing Fund (where Housing Authority Litigation Award or HALA funds are budgeted); and,
- Real Property Transfer Tax Fund (Measure E).

## **BACKGROUND**

The January 2023 San José Point-in-Time census identified 6,266 individuals experiencing homelessness in San José, of whom 70% were unsheltered. This means that over 4,300 individuals sleep outdoors on the street, in parks, tents, encampments, vehicles, abandoned properties, and/or transit stations. To address the needs of those experiencing homelessness in San José, the City is committed to aligning its funding and grants with the strategies of the Santa Clara County Community Plan to End Homelessness 2020-2025 (Community Plan).

## **ANALYSIS**

City Council approval of this recommended action will allow the Housing Department to move forward with providing up to \$31,614,485 in local, state, and federal funds to serve San José's most vulnerable residents who are experiencing homelessness by providing crisis interventions, housing and shelter opportunities, and supportive service programs.

**Table 1** provides an overview of the programs providing crisis intervention, housing and shelter opportunities, and supportive services demonstrating outcomes achieved in the first three quarters of the current fiscal year.

***Summary of Programs Providing Crisis Intervention, Housing and Shelter Opportunities, and Supportive Services*****Table 1 – Outcomes and Performance Metrics**

<b>Program Name</b>	<b>Program Services</b>	<b>Service Provider(s)</b>	<b>Amount</b>	<b>Contractual Performance Metric for Service</b>	<b>Outcomes Achieved Year to Date*</b>
Dignity on Wheels	Shower and laundry services	WeHope	\$1,100,000	450 individuals	733 Individuals
Supportive Parking	Total households living in recreational vehicles	LifeMoves	\$1,500,000	47**	53**
Homelessness Prevention System	Households at risk of homelessness served	County of Santa Clara	\$4,500,000	600**	760**
Rapid Rehousing	Households served	HomeFirst	\$1,250,000	54**	65**
		Bill Wilson Center	\$1,000,000	55**	60**
		LifeMoves	\$1,200,000	60	63
Motel Voucher Program	Motel stays for families experiencing homelessness	LifeMoves	\$2,834,637	288**	542**
Interpersonal Violence Support Program	Motel stays for survivors of interpersonal violence	YWCA	\$250,000	72	200
Plaza Hotel (City-owned)	Homeless individuals served	Abode	\$1,566,117	60	59
Evans Lane Emergency Interim Housing	Families experiencing homelessness served	PATH	\$2,080,000	142**	140**
Monterey Bernal and Rue Ferrari Emergency Interim Housing	Individuals experiencing homelessness served	HomeFirst	\$4,119,175	78/Monterey Bernal	93/Monterey Bernal
				82/Rue Ferrari	97/Rue Ferrari

May 28, 2024

**Subject: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness in Fiscal Year 2024-2025**

Page 5

Mabury and Felipe Bridge Housing Communities	Individuals experiencing homelessness served	HomeFirst	\$2,552,899	37/Mabury	44/Mabury
				38/Felipe	49/Felipe
Guadalupe Emergency Interim Housing	Individuals experiencing homelessness served	LifeMoves	\$1,911,667	96	106
Care Coordination Project	Individuals experiencing homelessness served	County of Santa Clara (leveraged funds)	\$2,000,000	180	140
Lived Experience of Homelessness Advisory Project	Stipends and work plan development for the Lived Experience Advisory Board	Destination: Home	\$200,000	Grant agreement monitors a work plan	Grant agreement monitors a work plan
United Pass for Life Improvement from Transportation	Bus passes for homeless individuals and families	County of Santa Clara	\$250,000	2,400	2,331
San José Bridge (at Guadalupe Interim Housing)	Individuals experiencing homelessness participating in the jobs program	Goodwill of Silicon Valley	\$2,000,000	187	157
Senior Nutrition	Meals served to seniors	Portuguese Organization for Social Services and Opportunities	\$300,000	120	142
Eviction Diversion and Settlement Program	Assistance to prevent eviction for low-income households	Sacred Heart Community Service	\$1,000,000	125**	142**
<b>TOTAL</b>			<b>\$31,614,495</b>		

\*Through the third quarter of fiscal year 2023-2024

\*\*Households, not individuals

May 28, 2024

**Subject: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness in Fiscal Year 2024-2025**

Page 6

The Housing Department will coordinate with the City Attorney's Office and the City Manager's Office to develop and approve all new and amended existing agreements that are currently being drafted. The descriptions below reflect program overviews with projections. Negotiations with partners on the number of participants who will be served, as well as performance outcomes, are in the beginning stages and may not be included in the program summaries described in this memorandum.

***Crisis Interventions***

Crisis interventions are basic and essential needs services offered directly to unsheltered individuals who make up 70% of San José's homeless population. The overall goal of crisis intervention programs is to connect individuals to the most appropriate housing opportunities. All crisis intervention agreements align with Strategy 3 (improving the quality of life for unsheltered individuals and creating healthy neighborhoods for all) of the Community Plan. **Table 2** provides an overview of the crisis intervention agreements proposed to begin or continue in fiscal year 2024-2025.

**Table 2: Summary of the Crisis Intervention Agreements**

Program Name	Service Provider	New or Amendment	Term	Funding Source(s)	Award
Dignity on Wheels	WeHope	Amendment	1/1/2025 – 12/31/2025	HHAP2/HHAP Interest Earnings	\$1,100,000
Supportive Parking	LifeMoves	Amendment	7/1/2024 - 6/30/2025	HHAP3	\$1,500,000
<b>TOTAL</b>					<b>\$2,600,000</b>

**WeHope: Dignity on Wheels**

WeHope currently operates the Dignity on Wheels program, which provides mobile shower and laundry services to unsheltered individuals living in encampments and to participants enrolled in supportive parking programs. Services are offered a minimum of six days a week at locations throughout San José, which are collectively identified by WeHope and the Homelessness Response Division in the Housing Department. The current contract term extends through December 31, 2024.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with WeHope to extend the term from January 1, 2025, through December 31, 2025. The 12-month \$1,100,000 award, funded by



HHAP2/HHAP interest earnings, will support personnel and mobile trailer operations. City Council last approved this agreement on November 28, 2023.<sup>1</sup>

### LifeMoves: Supportive Parking for Recreational Vehicles

LifeMoves currently operates the Supportive Parking for recreational vehicles (RVs) program, which provides supportive services to households residing in RVs at a Santa Clara Valley Transportation Authority-owned parking lot on Santa Teresa Boulevard. The program operates 24 hours a day, 7 days a week with the goal of exiting participants to successful temporary and permanent housing destinations. A total of 42 RVs can be accommodated at any given time.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with LifeMoves to extend the term from July 1, 2024, through June 30, 2025. The 12-month \$1,500,000 award, funded by HHAP3, will support personnel and operations of the program. City Council last approved this agreement on June 20, 2023.<sup>1</sup>

### ***Housing and Shelter Opportunities***

Housing and shelter opportunities provide both permanent and temporary housing opportunities to individuals and families experiencing homelessness. Services for housing and shelter opportunities include supportive services, rental subsidies, and/or individualized plans to attain permanent housing. All proposed agreements are for services and operations, not the development of housing or shelter. All housing and shelter opportunities align with Strategy 2 (expand homelessness prevention and housing programs to meet the need) of the Community Plan. **Table 3** provides an overview of the housing and shelter opportunities programs proposed to begin or continue in fiscal year 2024-2025.

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<sup>1</sup> [Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness for Fiscal Year 2023-2024](#)

**Table 3: Summary of the Housing and Shelter Opportunities Agreements**

<b>Service Provider</b>	<b>Program</b>	<b>New or Amendment</b>	<b>Term</b>	<b>Funding Source(s)</b>	<b>Award</b>
County of Santa Clara	Homelessness Prevention System	New	7/1/24 – 6/30/25	Measure E	\$4,500,000
HomeFirst	Rapid Rehousing	Amendment	7/1/24 – 6/30/25	HALA	\$1,250,000
Bill Wilson Center	Rapid Rehousing	Amendment	7/1/24 – 6/30/25	HALA	\$1,000,000
LifeMoves	Rapid Rehousing	Amendment	7/1/24 – 6/30/25	HALA; General Fund	\$1,200,000
LifeMoves	Motel Voucher Program	Amendment	7/1/24 - 12/31/24	General Fund	\$2,834,637
YWCA	Interpersonal Violence Support Program	Amendment	7/1/24 – 6/30/25	Low- and Moderate-Income Fund	\$250,000
Abode	Plaza Hotel	Amendment	7/1/24 – 6/30/25	General Fund	\$1,566,117
PATH	Evans Lane Emergency Interim Housing	Amendment	7/1/24 – 12/31/24	General Fund	\$2,080,000
HomeFirst	Monterey Bernal and Rue Ferrari Emergency Interim Housing	Amendment	7/1/24 – 12/31/24	PLHA	\$4,119,175
HomeFirst	Mabury and Felipe Bridge Housing Communities	Amendment	7/1/24 – 12/31/24	PLHA; General Fund	\$2,552,899
LifeMoves	Guadalupe	Amendment	7/1/24 – 12/31/24	General Fund	\$1,911,667
<b>TOTAL</b>					<b>\$23,264,495</b>

### ***Homelessness Prevention Program***

#### County of Santa Clara: Homelessness Prevention Program

The Homelessness Prevention System is a network of agencies working together to prevent homelessness for households across Santa Clara County. The goal of the Homelessness Prevention System is to expand the ability of families with children to become quickly connected to prevention services with multiple points of entry to keep them housed. The Homelessness Prevention System identifies households at risk of experiencing homelessness and provides client-centered services, including short-term rental subsidies, financial assistance, and supportive services to help them regain stability. The program will be transferred from Destination: Home to the County of Santa Clara in the coming fiscal year. The regionally developed systemwide performance benchmark is that 85% of individuals enrolled in prevention services will remain stably housed while receiving assistance. To date, statistics regarding participants in the current year program show 94% of the households remained housed while receiving prevention assistance.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with Santa Clara County in the amount of \$4,500,000, using Measure E funds for the term July 1, 2024, through June 30, 2025. City Council last approved this agreement on June 20, 2023.

### ***Rapid Rehousing Program***

The Rapid Rehousing program provides current or formerly homeless households with rental subsidies and supportive services. The goal is to provide time-limited rental assistance and individualized supportive services for individuals and households experiencing homelessness as identified through the Continuum of Care coordinated entry system or by direct referral in encampments targeted for closure. Participants are housed in existing apartments and homes located in San José. Service components of rapid rehousing include the following:

- 1) Housing search and placement;
- 2) Time-limited decreasing rent subsidy;
- 3) Other temporary financial assistance, and
- 4) Time-limited individualized case management.

#### HomeFirst Service of Santa Clara County (HomeFirst): Rapid Rehousing

HomeFirst currently operates a Rapid Rehousing program.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with HomeFirst to extend the term from July 1, 2024, through June 30, 2025. The 12-month \$1,250,000 award, funded by HALA, will support personnel, financial assistance, and other operations of the program. City Council last approved this agreement on June 20, 2023.

Bill Wilson Center: Rapid Rehousing

Bill Wilson Center currently operates a Rapid Rehousing program.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with Bill Wilson Center to extend the term from July 1, 2024, through June 30, 2025. The 12-month \$1,000,000 award, funded by HALA will support personnel, financial assistance, and other operations of the program. City Council last approved this agreement on June 20, 2023.

LifeMoves: Rapid Rehousing

LifeMoves currently operates a Rapid Rehousing program.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with LifeMoves to extend the term from July 1, 2024, through June 30, 2025. The 12-month \$1,200,000 award, funded by HALA and the General Fund, will support personnel, financial assistance, and other operations of the program. City Council last approved this agreement on June 20, 2023.

LifeMoves: Motel Voucher Program

LifeMoves currently operates the Motel Voucher Program, which provides private temporary shelter and supportive services to families with minor children experiencing homelessness. The program offers temporary motel stays and individualized support to transition families to temporary or permanent housing destinations. A portion of the award will be set aside for temporary motel stays for households facing a natural disaster or emergency, or displacement due to a code enforcement order. A request for proposals will be released in summer 2024 with subsequent new agreement(s) beginning in January of 2025.

The Housing Department requests authority for the Housing Director to negotiate and execute an amendment to the current agreement with LifeMoves to extend the term from July 1, 2024, through December 31, 2024. The six-month \$2,834,637 award, funded by the General Fund, will support personnel, motel room costs, and operations of the program. City Council last approved this agreement on June 20, 2023.

YWCA Golden Gate Silicon Valley (YWCA): Interpersonal Violence Support Program

YWCA currently operates the Interpersonal Violence Support Program, which provides survivors of gender-based violence and their families with motel stays. The program offers case management services with the goal of transitioning participants into safe, affordable, and permanent housing options.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with YWCA to extend the term from July 1, 2024, through June 30, 2025. The 12-month \$250,000 award, funded by the Low- and Moderate-Income Housing Asset Fund, will support personnel, motel room costs, and operations of the program. City Council last approved this agreement on June 20, 2023.

### ***Emergency and Interim Housing Operations***

#### **Abode Services (Abode): Plaza Hotel**

Abode currently operates the Plaza Hotel, which provides emergency non-congregate shelter for individuals experiencing homelessness. The program offers individualized case management with the goal of transitioning participants to permanent housing. Serving 43 individuals at any given time, the Plaza Hotel offers single-room occupancy units with a refrigerator, microwave, bed, table, shelves, and television. Common facilities include a community room, laundry, and shared restrooms with showers. Located in downtown San José, the program is secured with a locked entry system, video surveillance, and onsite security.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with Abode to extend the term from July 1, 2024, through June 30, 2025. The 12-month \$1,566,117 award, funded by the General Fund, will support personnel and operations of the program. City Council last approved this agreement on June 20, 2023.

#### **People Assisting the Homeless (PATH): Evans Lane Emergency Interim Housing**

PATH currently operates Evans Lane Emergency Interim Housing, which provides emergency non-congregate shelter for families with minor children experiencing homelessness. The program offers individualized case management with the goal of transitioning participants to permanent housing. Evans Lane Emergency Interim Housing features 49 private units (121 beds), with restrooms and showers, in prefabricated modular containers. Shared site amenities include laundry, kitchen, computer lab, community space, onsite security, pet accommodations, communal gardens, onsite parking, a small basketball court, a play area for children, and administrative offices.

A request for proposals was released in March 2024 inviting pre-qualified organizations to apply to oversee both property management (maintenance and operations) and program management (program activities and supportive services) for each of the seven City-funded emergency interim housing programs. To allow for time to negotiate new agreements and prepare for potential transitions of organization oversight, the Housing Department proposes to extend current emergency interim housing agreements and commence new agreements in January 2025.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with PATH to extend the term from July 1, 2024, through December 31, 2024. The six-month \$2,080,000 award, funded by the General Fund, will support personnel and operations of the program and property maintenance (through a subcontract with Abode). City Council last approved this agreement on October 24, 2023.<sup>2</sup>

#### HomeFirst: Monterey/Bernal and Rue Ferrari Emergency Interim Housing

HomeFirst currently operates both Monterey/Bernal and Rue Ferrari Emergency Interim Housing programs under one agreement. Both programs feature private units, with restrooms and showers, in prefabricated modular containers. Shared site amenities include laundry rooms, kitchens, computer labs, onsite security, pet accommodations, communal gardens, onsite parking, and administrative offices. The programs offer individualized case management with the goal of transitioning participants to permanent housing. Monterey/Bernal Emergency Interim Housing features 78 private units (78 beds) serving individuals experiencing homelessness. Rue Ferrari Emergency Interim Housing features 82 private units (124 beds) serving individuals and couples experiencing homelessness.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with HomeFirst to extend the term from July 1, 2024, through December 31, 2024. The six-month \$4,119,175 award, from Permanent Local Housing Allocation (PLHA) Program funds, will support personnel and operations of both programs, including property maintenance. City Council last approved this agreement on October 24, 2023.

#### HomeFirst: Mabury and Felipe Bridge Housing Communities

HomeFirst currently operates both Mabury and Felipe Bridge Housing Communities under one agreement. Each program features 40 private sleeping cabins (40 beds at each site) and serves individuals experiencing homelessness. Shared site amenities include restrooms, showers, laundry rooms, kitchens, computer labs, onsite security, pet accommodations, communal gardens, onsite parking, and administrative offices. The programs offer individualized case management with the goal of transitioning participants to permanent housing.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with HomeFirst to extend the term from July 1, 2024, through December 31, 2024. The six-month \$2,552,889 award, of which \$1,880,825 is funded by PLHA and \$672,064 is funded by the General Fund, will support personnel and operations of both programs, including property maintenance. City Council last approved this agreement on October 24, 2023.

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<sup>2</sup> [Actions Related to Emergency Interim Housing Programs](#)

LifeMoves: Guadalupe Emergency Interim Housing

LifeMoves currently operates Guadalupe Emergency Interim Housing, which provides emergency non-congregate shelter for individuals experiencing homelessness. The program offers individualized case management with the goal of transitioning participants to permanent housing. Guadalupe Emergency Interim Housing features 96 private units (96 beds), with restrooms and showers, in prefabricated modular containers. Shared site amenities include laundry, kitchen, computer lab, community space, pet accommodations, communal gardens, onsite parking, and administrative offices.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an amendment to the current agreement with LifeMoves to extend the term from July 1, 2024, through December 31, 2024. The six-month \$1,911,667 award, funded by the General Fund, will support personnel and operations of the program and property maintenance. City Council last approved this agreement on October 24, 2023.

**Supportive Service Programs**

Supportive service programs provide services and assistance needed for individuals and households experiencing homelessness to attain and maintain housing. Supportive services include case management, transportation, employment, education, and other resources. Supportive service programs align with Strategy 1 (address the root causes of homelessness through system and policy change) as well as Strategies 2 and 3 of the Community Plan. **Table 4** provides an overview of the supportive services programs proposed to begin or continue in Fiscal Year 2024-2025.

**Table 4: Summary of the Supportive Service Programs Agreements**

Service Provider	Program	New or Amendment	Term	Funding Source(s)	Award
County of Santa Clara	Care Coordination Project	Amendment	7/1/24 – 6/30/26	Measure E; HALA	\$2,000,000
Destination; Home	Lived Experience of Homelessness Advisory project	Amendment	11/1/24 - 10/31/26	HHAP3	\$200,000
County of Santa Clara	United Pass for Life Improvement from Transportation	Amendment	7/1/24 – 6/30/26	Housing Trust Fund	\$250,000
Goodwill of Silicon Valley	San José Bridge	Amendment	7/1/24 – 6/30/25	General Fund	\$2,000,000

May 28, 2024

**Subject: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness in Fiscal Year 2024-2025**

Page 14

Portuguese Organization for Social Services and Opportunities	Senior Nutrition	New	7/1/24 - 6/30/25	General Fund	\$300,000
Sacred Heart Community Service	Eviction Diversion and Settlement Program	Amendment	7/1/24 - 6/30/25	Measure E; Eviction Diversion Program State Grant	\$1,000,000
TOTAL					<b>\$5,750,000</b>

County of Santa Clara: Care Coordination Project

The Care Coordination Project is a community-wide effort centralizing the care of the county's most vulnerable and long-term homeless residents by bringing together all the services needed to obtain and maintain housing. This includes drug and alcohol rehabilitation, mental health services, government benefits, and housing resources. To date, 95% of program participants in the current year remained housed for 12 consecutive months, exceeding the goal of 90% of clients remaining housed.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute a \$2,000,000 contract with the County of Santa Clara from HALA and Measure E funds supports personnel to provide supportive services to enrolled participants from July 1, 2024, through June 30, 2026. City Council last approved this agreement on June 20, 2023.

Destination: Home: Lived Experience of Homelessness Advisory Project

Destination: Home currently funds the work of the Lived Experience Advisory Board of Silicon Valley, which is a leadership development body consisting of members with current or past experience of homelessness. The self-governing board provides meaningful input to improve systems while also offering a source of personal and professional growth for its members. The agreement with the City will formalize the partnership with the Lived Experience Advisory Board of Silicon Valley and other groups and individuals with lived experience in their advisory roles. Guided by a collectively developed work plan, services include convening and facilitating meetings, collecting input, creating policies and/or procedures, serving on interview and procurement panels, and helping design programs that address homelessness in the City of San José. Additionally, this partnership ensures that the voices of those who use our services are at the forefront of design, operations, and evaluation, as strongly suggested and advised locally, and by the state and federal government.



The Housing Department requests authority for the Housing Director or designee to negotiate and execute an extension to an existing agreement with Destination: Home to extend the term from November 1, 2024, through November 30, 2026. The 24-month \$200,000 award, from the HHAP3 fund, will support personnel and program supplies. City Council last approved this agreement on September 27, 2022 and November 29, 2022<sup>3</sup>.

County of Santa Clara: United Pass for Life Improvement from Transportation

The County of Santa Clara currently administers the United Pass for Life Improvement from Transportation (UPLIFT) program, which provides free transportation to case-managed individuals experiencing homelessness. Participants meet with their case manager at least once per month and work towards attaining specified goals to receive the three-month transit pass, which works on any standard Santa Clara Valley Transportation Authority bus and light rail line.

The County of Santa Clara contributes the staff time necessary to run the UPLIFT program plus funds for purchasing the transit passes. This funding will assist with 4,000 transit passes.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an extension to an existing agreement with the County of Santa Clara to extend the term from July 1, 2024, through June 30, 2026. The 24-month \$250,000 award, funded by the Housing Trust Fund (HTF), will support personnel and the cost of approximately 4,000 transit passes for participants located in San José. City Council last approved this agreement on June 20, 2023.

Goodwill of Silicon Valley: San José Bridge

Goodwill of Silicon Valley currently operates the San José Bridge program, which provides individuals experiencing homelessness with a path to obtain living wage employment through rapid employment, training, and placement support. As employees of Goodwill of Silicon Valley, participants can build skills and confidence with the goal of graduating into full-time, living-wage careers. The program also leverages temporary and permanent housing opportunities for San José Bridge program participants.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an extension to an existing agreement with Goodwill of Silicon Valley to extend the term from July 1, 2024, through June 30, 2025. The 12-month \$2,000,000 award, funded by the General Fund, will support personnel and program operations. City Council last approved this agreement on June 20, 2023.

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<sup>3</sup> [Agreement with Destination: Home for Funding from Homeless Housing, Assistance, and Prevention Funding for the Lived Experience Advisory Board of Santa Clara County](#)

Portuguese Organization for Social Services and Opportunities: Meals on Wheels Program

The Portuguese Organization for Social Services and Opportunities will provide senior nutrition and general health and wellness support services to socioeconomically burdened seniors in San José. The program focuses on the needs of limited English-speaking, low-income seniors, a population that is high risk, underserved, and isolated. The Portuguese Organization for Social Services will manage the Meals on Wheels program.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute a new agreement with the Portuguese Organization for Social Services and Opportunities with a term from July 1, 2024, through June 30, 2025. The 12-month \$300,000 award, funded by the General Fund City-wide Rapid Rehousing appropriation, will support personnel to complete the additional meal deliveries.

Sacred Heart Community Service: Eviction Diversion and Settlement Program

Sacred Heart Community Service currently operates the Eviction Diversion and Settlement Program. The purpose of the program is to intervene in pending eviction court actions based in whole or in part on unpaid rent amounts, allowing the tenant household to pay rent going forward and remain stably housed. The Eviction Diversion and Settlement Program works with landlords, tenants, and attorneys to cover unpaid rent and stop pending eviction proceedings.

The Housing Department requests authority for the Housing Director or designee to negotiate and execute an extension to an existing agreement with Sacred Heart Community Service to extend the term from July 1, 2024, through June 30, 2025. The 12-month \$250,000 award, funded by Measure E, and \$750,000 from the State of California Eviction Diversion Program earmark grant for eviction diversion will support stabilizing 80 households. City Council last approved this agreement on November 28, 2023.

**EVALUATION AND FOLLOW-UP**

The outcomes of the proposed programs will be included in the multi-departmental annual homelessness report led by the City Manager's Office. As discussed above, a request for proposals was released in March 2024 inviting pre-qualified organizations to apply to oversee both property management (maintenance and operations) and program management (program activities and supportive services) for each of the seven City-funded emergency interim housing programs. To allow for time to negotiate new agreements and prepare for potential transitions of organization oversight, the Housing Department will return to the City Council in the fall as part of the process to recommend new agreements effective January 2025.

### **COST SUMMARY/IMPLICATIONS**

1. AMOUNT OF RECOMMENDATION:

Crisis Interventions	\$ 2,600,000
Housing and Shelter Opportunities	\$23,264,495
Supportive Services Programs	\$ 5,750,000

**TOTAL PROJECT COSTS**

**\$31,614,495**

2. SOURCE OF FUNDING: Homeless Housing, Assistance, and Prevention Fund (HHAP), Real Property Transfer Tax Fund (Measure E), Multi-Source Housing Fund (HALA), Low- and Moderate-Income Housing Asset Fund, General Fund, Building Homes and Jobs Act Fund (PLHA), and the Housing Trust Fund (HTF).
3. FISCAL IMPACT: The actions recommended in this memorandum will enable the Housing Department to negotiate and execute 19 agreements in Fiscal Year 2024-2025 that support individuals and families experiencing homelessness in San José. One budget adjustment is recommended in the Real Property Transfer Tax Fund to reallocate \$4.5 million from the Measure E – 10% Homeless Prevention and Rental Assistance Reserve to a live appropriation for an agreement with the County of Santa Clara for Homelessness Prevention. There is no ongoing fiscal impact to the General Fund as a result of these actions beyond what is already included in the 2025-2029 General Fund Five-Year Forecast.

### **BUDGET REFERENCE**

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

May 28, 2024

**Subject: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness in Fiscal Year 2024-2025**

Page 18

Fund #	Appn #	Appn. Name	Total Appn	Rec. Budget Action	Amt. for Contract	2024-2025 Proposed Operating Page*	Last Budget Action (Date, Ord. No.)*
404	8747	Measure E - 10% Homeless Prevention and Rental Assistance Reserve (Use)	\$4,750,000	(\$4,500,000)	\$0	896	N/A
404	214D	Measure E - Rental Assistance (10% Homeless Prevention and Rental Assistance (HPRA))	\$0	\$4,500,000	\$4,500,000	N/A	N/A
001	New	Interim Housing Construction and Operation	\$17,000,000	\$0	\$6,229,858	782	N/A
001	2062	Rapid Rehousing	\$4,000,000	\$0	\$2,500,000	782	N/A
001	219K	Housing Stabilization - Hotel Sheltering Operations and Services	\$3,970,000**	\$0	\$2,834,637	778	N/A
404	221G	Measure E - Homeless Legal Services (10% HPRA)	\$575,000**	\$0	\$250,000	778	N/A
404	227N	Measure E - Supportive Services - CARE Coordination Program (15% Homeless Services Programs)	\$1,000,000**	\$0	\$1,000,000	779	N/A
346	3050	Homeless Services	\$250,000	\$0	\$250,000	871	N/A
440	2453	Housing and Homeless Projects	\$675,000**	\$0	\$250,000	865	N/A

HONORABLE MAYOR AND CITY COUNCIL

May 28, 2024

**Subject: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness in Fiscal Year 2024-2025**

Page 19

448	227Y	Eviction Diversion Program	\$754,656	\$0	\$750,000	886	N/A
454	212Z	Street Outreach and Support Services	\$5,900,000**	\$0	\$2,800,000	N/A	N/A
456	213B	Housing Shelter	\$7,438,226	\$0	\$6,000,000	827	N/A
448	205W	Homeless Prevention System	\$1,000,000	\$0	\$1,000,000	N/A	N/A
448	2062	Rapid Rehousing	\$3,383,955**	\$0	\$3,250,000	887	N/A

*\*The 2024-2025 Proposed Operating Budget is scheduled to be adopted by City Council on June 18, 2024.*

*\*\*The appropriation is established or increased from the 2024-2025 Proposed Operating Budget per the Recommended Amendments to the 2024-2025 Proposed Operating and Capital Budgets City Managers Budget Addendum.*

## **COORDINATION**

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

## **PUBLIC OUTREACH**

This memorandum will be posted on the City's Council Agenda website for the June 18, 2024 City Council meeting.

## **COMMISSION RECOMMENDATION AND INPUT**

At the April 11, 2024, Housing and Community Development Commission meeting, the commissioners heard the Housing Trust Fund Expenditure Plan for Fiscal Year 2024-2025 and Draft 2024-2025 Annual Action Plan. The following motions were made.

Commissioner Tran made the motion to approve the Housing Trust Fund Expenditure Plan with a second by Commissioner Navarro. The motion passed 7-2.

Yes	Finn, Dawson, Mowad, Navarro, Tran, Moore, Salazar (7)
No	Jasinsky, Beehler (2)
Abstaining	None (0)
Absent	Del Buono, Vong, Jackson, Moore (4)

Commissioner Navarro made the motion to approve the Draft 2024-2025 Annual Action Plan with a second by Commissioner Dawson. Commissioner Salazar recused herself due to a conflict of interest. The motion passed 8-0-1.

Yes	Finn, Jasinsky, Dawson, Mowad, Navarro, Beehler, Tran, Moore (8)
No	None (0)
Abstaining	Salazar (1)
Absent	Del Buono, Vong, Jackson, Moore (4)

At the May 9, 2024, Housing and Community Development Commission meeting, the commissioners heard the proposed Measure E Spending Plan. At the meeting, the commission passed the following motions:

Commissioner Navarro made the motion to reject the proposed Measure E Spending Plan and maintain the current percentage allocations to the policy with a second by Vice Chair Partida. The motion passed 6-2.

Yes	Finn, Dawson, Del Buono, Navarro, Partida, Tran (6)
No	Jasinsky, Moore (2)
Abstaining	None (0)
Absent	Mowad, Vong, Beehler, Jackson, Salazar (5)

Commissioner Moore made the motion to require that the next proposed Measure E report will include measurable results expected for each budget line item with a second by Chair Jasinsky. The motion passed 6-2.

Yes	Finn, Jasinsky, Del Buono, Navarro, Partida, Moore (6)
No	Dawson, Tran (2)
Abstaining	None (0)
Absent	Mowad, Vong, Beehler, Jackson, Salazar (5)

Commissioner Tran made the motion to create an ad hoc committee to draft a letter with a summary of the commission discussion and opposition vote for the May 14, 2024 City Council meeting. The motion passed 7-1.

Yes	Finn, Jasinsky, Dawson, Del Buono, Navarro, Partida, Tran (6)
No	Moore (2)
Abstaining	None (0)
Absent	Mowad, Vong, Beehler, Jackson, Salazar (5)

HONORABLE MAYOR AND CITY COUNCIL

May 28, 2024

**Subject: Actions Related to Grant Agreements for Multiple Programs Serving Households Experiencing Homelessness in Fiscal Year 2024-2025**

Page 21

## **CEQA**

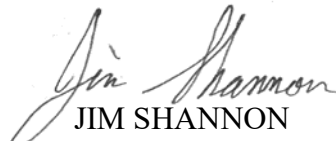
Not a Project, File No. PP17-009, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment; and File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant physical impact on 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. SOLIVAN  
Housing Director



JIM SHANNON  
Budget Director

The principal authors of this memorandum are Alejandra Tlalli-Miles and Kelly Hemphill on the Homelessness Response Division. For questions, please contact Kelly Hemphill, Division Manager, at [kelly.hemphill@sanjoseca.gov](mailto:kelly.hemphill@sanjoseca.gov) or (408) 975-4483.



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Mayor Matt Mahan  
Councilmember Sergio Jimenez  
Councilmember David Cohen  
Councilmember Pam Foley

**SUBJECT:** SEE BELOW

**DATE:** June 14, 2024

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Approved

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**SUBJECT: ACTIONS RELATED TO GRANT AGREEMENTS FOR MULTIPLE PROGRAMS SERVING HOUSEHOLDS EXPERIENCING HOMELESSNESS FOR FISCAL YEAR 2023-2024**

## RECOMMENDATIONS

Accept staff recommendations with the following additional direction related to recommendations (b)(8) through (b)(11):

- 1) Direct the City Manager to:
  - a) Develop policy and procedures for new emergency interim housing (EIH) agreements regarding property management and performance management of the supportive services partners that set clear, contractual outcomes and appropriate performance metrics.
  - b) Consider the following potential metrics in the development of the policy and procedures for inclusion in future agreements:
    - i) Total number of people housed in the EIH units
    - ii) Total number of people on waitlist
    - iii) Total number of exits
    - iv) Total number of unit abandonments
    - v) Total number of successful exits, which includes other interim and permanent housing options, further broken down by:
      - (1) Exits to subsidized housing
      - (2) Exits to unsubsidized housing
      - (3) Reunifications with family or loved ones
      - (4) Exits to long-term care
      - (5) Unknown or other exit destinations
    - vi) Unit utilization rates and subsequently bed rates



- vii) Average cost per unit turn
- viii) Total annual cost of unit turns
- ix) Annual Physical Needs Assessment to project future capital expenditures
- x) Average number of days for unit turnover, from vacated to occupied
- xi) Average length of stay by exit type
- xii) Number of residents engaging in case management services as defined by policy and procedures
- xiii) Any other metrics that will help the Council understand the performance and effectiveness of EIHs

## **BACKGROUND**

San José's EIH program provides robust supportive services and activities to help unhoused residents get on a path toward stable housing and self-sufficiency. These supportive services often include housing navigation, case management, job search and job placement, support with enrollment for other public benefits, and more. We firmly believe that such supportive services – and the staff that provide them – are key to residents' success.

Nonetheless, the city is providing millions of dollars each year to organizations overseeing property management and operations of our interim housing sites. If today's recommendations are approved, the Council will appropriate \$10.7 million for 6-months of operations across six EIH sites (499 beds). The public deserves transparent reporting on the use and impact of these taxpayer dollars. However, the City currently lacks a mechanism to receive regular, consistent performance metrics and outcomes, regarding both property management and the impacts of supportive services. We believe the outcomes and performance metrics listed above are the minimum level of data that the City and our partners should track and report. The data will help establish cost per outcome and other cost-effectiveness metrics. In addition, tracking these metrics can help the Council understand what parts of the EIH program work well, identify potential areas for improvement, and iterate based on other learnings.

Finally, we recognize the passion and professional skills of our service providers. Their commitment to meeting people where they are is the human element that makes our EIH program successful. We hope that consistently reporting this impact can help improve transparency and public trust in our joint efforts to respond to the homelessness crisis.

*The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.*

**FW: SJ Council Meeting 6/18/24 Agenda Item 2.23 - Actions Related to Grant Agreements ...**

City Clerk <city.clerk@sanjoseca.gov>

Mon 6/17/2024 12:59 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Sarah Fields [REDACTED]

**Sent:** Monday, June 17, 2024 12:40 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** SJ Council Meeting 6/18/24 Agenda Item 2.23 - Actions Related to Grant Agreements ...

[External Email]

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Mayor & Council,

I write to thank you for your continuing partnership with LifeMoves. We are particularly appreciative for the new and continuing funding for the Santa Teresa Supportive Parking, Rapid Rehousing, Motel Voucher Program (MVP), and Guadalupe EIH. Homelessness and housing insecurity continue to be one of the biggest challenges faced in our region. Our work together will bring stability to the most vulnerable San Jose residents. Thank you.

Sarah Fields, MUP (she/her/hers) | Director, Community Engagement & Public Affairs

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**LifeMoves**

2550 Great America Way, Suite 201, Santa Clara, CA 95054

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