



# COUNCIL REPORT

**DATE:** June 11, 2024

**CATEGORY:** Consent

**DEPT.:** City Manager's Office

**TITLE:** **Shelter Crisis Extension and Annual and One-Time Homeless Services Agreements**

## RECOMMENDATION

1. Adopt a Resolution of the City Council of the City of Mountain View Finding that Adoption of this Resolution and the Actions Taken Herein Are Exempt From the California Environmental Quality Act and Authorizing the City Manager or their Designee to: (1) Amend the Lease Agreement with the County of Santa Clara ("County") for Safe Parking at Shoreline Amphitheatre Lot B to Extend the Term Through June 30, 2025; (2) Amend the Lease Agreement with Terra Bella II, LLC, for Safe Parking at 1020 Terra Bella Avenue to Extend the Term Through December 31, 2024; (3) Amend the Sub-Lease with the County for Safe Parking at 1020 Terra Bella Avenue to Extend the Term Through December 31, 2024 and Update the Required Transition Plan; and (4) Amend the Lease Agreement with the County for Safe Parking at 87 East Evelyn Avenue to Extend the Term Through June 30, 2026 and Add a Required Transition Plan, to be read in title only, further reading waived (Attachment 1 to the Council report).
2. Adopt a Resolution of the City Council of the City of Mountain View Authorizing the City Manager or Their Designee to Execute Fiscal Year 2024-25 Funding Agreements with the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for Housing-Related Services in an Amount Not to Exceed One Hundred Seventy-Seven Thousand Dollars (\$177,000); and the County of Santa Clara for Homeless Prevention Services and Programs in an Amount Not to Exceed Eight Hundred Twenty-Five Thousand Dollars (\$825,000), to be read in title only, further reading waived (Attachment 2 to the Council report).
3. Adopt a Resolution of the City Council of the City of Mountain View Recognizing the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills ("CSA") as a Resource Hub For the Unhoused and Unstably Housed and Awarding a Grant in the Amount of One Million Dollars (\$1,000,000) to CSA For Rehabilitation of Its Site Located at 204 Stierlin Road, Mountain View, California, to be read in title only, further reading waived (Attachment 3 to the Council report).

4. Adopt a Resolution of the City Council of the City of Mountain View Amending Resolution No. 18301 to Extend the Declaration of a Shelter Crisis in the City of Mountain View Through June 30, 2026, to be read in title only, further reading waived (Attachment 4 to the Council report).

## **BACKGROUND**

This Council report focuses on actions related to the City's safe parking program and support services for unstably housed residents. Additional information is available in the 2023 Homelessness Initiatives Report, which was provided to Council in December 2023 and is included in this report as Attachment 5.

### **Homelessness Trends in Mountain View and Living-in-Vehicles Count**

The City participates in the County of Santa Clara's biannual "point-in-time" (PIT) homeless count, which serves as a baseline for understanding homelessness in the region. Data on the most recent PIT count from 2023 is available in Attachment 5, which counted 562 individuals as homeless, including those staying in emergency shelters, in transitional housing, sleeping on the streets, or sleeping in vehicles or other places not meant for human habitation. To augment the information from the County count, the City also conducts an annual street-by-street count of vehicles that appear to be in use for living purposes. The most recent count was conducted in August 2023. A map of the locations with residents living in vehicles is included in Attachment 6.

### **Shelter Crisis Resolution**

The City Council adopted a resolution declaring a shelter crisis in March 2019, which was extended on June 9, 2020, and further extended on June 30, 2022, with an expiration of June 30, 2024. This declaration has provided the City more opportunity and flexibility to work with the County and community-based organizations to assist individuals experiencing homelessness, particularly in creating safe parking lots for individuals living in vehicles. Staff noted at the time that an extension of the declaration would be considered in response to the ongoing nature of the homelessness crisis.

Since the original declaration in March 2019 and extension adopted in June 2020, there have been many enhancements to expand the housing options continuum, as discussed in the 2023 Homeless Initiatives Update (Attachment 5). Nevertheless, the need for temporary sheltering remains great in Mountain View as well as across the region and state.

### **City-Secured Lots**

The City has been instrumental in securing three lots for the provision of safe parking at Shoreline Amphitheatre Lot B, which is owned by the City but leased to Live Nation during the concert

season; Evelyn Avenue; and Terra Bella Avenue, which is leased from Terra Bella II, LLC (an Alta Housing company). The City has taken the lead in identifying and negotiating the use of these lots, funding lot preparation, providing funding for safe parking services, and identifying opportunities for increasing vehicle capacity on the sites. The current capacity of the lots (including the faith-based lots) is summarized in Table 1 below. Two of the sites, Evelyn lot and Terra Bella lot, will be developed with affordable housing, and the agreement terms will reflect this timing.

**Table 1: Existing Safe Parking Lot Capacity**

<b>Lot</b>	<b>Planning Zone</b>	<b>Vehicle Type</b>	<b>Capacity</b> (living spaces are noted in <b>bold</b> )	<b>Time Frame Available</b>
<b>Terra Bella</b> (Alta Housing)	General Industrial (MM)	Oversized Vehicles (OV) with some passenger vehicles	<b>9 OVs</b>	Use of the lot has been extended through December 31, 2024.
<b>Shoreline Lot B</b> (on Crittenden Lane)	Public Facility (PF)	OVs with some passenger vehicles	<b>46 OVs,</b> 2 Americans with Disabilities Act (ADA) commuter vehicles, 1 loading zone space, adjacent space for up to 23 commuter parking vehicles for nonliving purposes	Could be ongoing for as long as Council directs, Live Nation extends the agreement, and County Environmental Health approves the plan.
<b>Evelyn Lot</b> (former VTA parking lot)	General Industrial (MM)	OVs with some passenger vehicles	<b>30 OVs,</b> <b>21 flex spaces (for either living or commuter parking purposes, where a buffer is only required for spaces used for living purposes)</b>	Use of the lot has been extended through June 30, 2026 in preparation for construction for affordable housing beginning estimated Q1 2027
<b>St. Timothy's Lot (faith)</b> <i>*On hiatus</i>	Single-Family Residential—R1	Passenger vehicles	<b>4</b>	No end date designated at this time.
<b>Lord's Grace (faith)</b>	North Bayshore Precise Plan—P(39)	Passenger vehicles	<b>4</b>	No end date designated at this time.
<b>EXISTING TOTAL</b>			<b>114 safe parking spaces</b>	

### **County Agreements for 24/7 Safe Parking**

In March 2020, with the COVID-19 pandemic and emergency and public health orders to shelter-in-place, the need for safe parking became even more urgent. Through a series of actions on February 25, March 17, and March 27, 2020, the City Council approved various lease and funding agreements for the County to administer 24/7 safe parking services at all three lots. Further action by Council on September 8, 2020 authorized 24/7 safe parking operation on a temporary basis through an adopted resolution and made other modifications to increase passenger vehicle spaces for a mix of commuter parking and vehicles used for living on City-owned or -controlled lots. On June 8, 2021, Council authorized extensions of the 24/7 safe parking contracts with the County and a new lease agreement with Terra Bella II, LLC, for the Terra Bella lot along with a sublease to the County for safe parking operations.

### **ANALYSIS**

#### **Overview of Recommended Actions**

This report recommends Council action to extend the shelter crisis declaration until June 30, 2026 and continue 24/7 safe parking use of the three City-secured lots (Shoreline Lot B, Evelyn, and Terra Bella), all of which are leased to the County of Santa Clara (County), which contracts with and oversees a safe parking service provider. For the Terra Bella lot, it is necessary to extend the lease agreement with the property owner, Terra Bella II, LLC. Staff also recommends amendments to existing agreements with the County to extend 24/7 safe parking use at these three sites and authorize the City Manager or designee to enter into an agreement with the County for safe parking operations through the contracted service provider and a case worker for permanent supportive housing through June 30, 2025 for a total agreement amount not to exceed \$825,000 for Fiscal Year 2024-25.

Additionally, this report includes recommendations for Council to authorize the City Manager or designee to execute an agreement with the Community Services Agency (CSA) for case management/housing information and referral services, focused outreach for individuals living in vehicles, and facilitating placement of a portable restroom for service delivery needs through June 30, 2025 for a total agreement amount not to exceed \$177,000 for Fiscal Year 2024-25.

Finally, staff recommends Council authorize the City Manager or designee to execute another agreement with CSA for a capital funding contribution in a total amount not to exceed \$1,000,000.

### **Amendment for Extension of Shelter Crisis Resolution**

A shelter crisis declaration authorizes the provision of emergency housing on City-owned or -controlled property and suspends state and local housing, health, and safety standards to the extent that strict compliance would hinder mitigation of the shelter crisis. The City may, in place of such standards, enact municipal health and safety standards to apply during the shelter crisis so long as minimal public health and safety standards are met. In addition, state law provides immunity to the City from ordinary negligence in the provision of emergency housing.

Based on the large gap in available shelter relative to the number of unsheltered and unstably housed individuals in the community, extending the shelter crisis declaration until June 30, 2026, provides additional time to make progress in addressing the regional affordable housing challenge. The continuation of the declaration will enable the continuation of a streamlined process for the potential expansion of safe parking sites since, when a shelter crisis is declared, an administrative Police Department permit is required with an exemption from the Conditional Use Permit process.

**Staff recommends Council authorize the City Manager or designee to extend the declaration of a shelter crisis until June 30, 2026.**

### **Extension to 24/7 Safe Parking Site Lease Terms**

The need for safe parking has continued beyond the COVID-19 pandemic, and staff has observed several ongoing benefits of 24/7 operations at the City-secured lots. These full-time hours allow access to water, medical services, showers, and hygiene services, which continue to be essential, and also provide more effective on-site access to case managers. Furthermore, by not requiring safe parking vehicles to leave the sites during the day, these vehicles are not relocated to City streets, and participants can experience more consistency and stability to help them progress on their path to housing. Since these City-secured lots do not have daytime uses, there is no impact on the availability of parking for other needs.

The continuation of 24/7 safe parking at City-secured lots will require amendments to existing agreements for the Shoreline Lot B, Evelyn lot, and Terra Bella lot and to the agreement with Terra Bella II, LLC, for the City's use of the Terra Bella lot.

As the safe parking operator, the County is required to have transition plans for safe parking participants. The existing Terra Bella lot agreement has a required transition plan. The amendment to this agreement will require an update to this plan due to the revised timeline of the lot's availability through December 31, 2024, at which point it is scheduled to be developed for affordable housing. The amendment to the existing agreement for the Evelyn lot will also include a required transition plan in anticipation of the closure of the lot due to a future affordable housing development.

**Staff recommends Council authorize the City Manager or designee to modify the City's lease agreement with Terra Bella, LLC, for the City's use of the Terra Bella lot for safe parking through December 31, 2024 and the no-cost lease agreements with the County for their use of the following lots for the provision of 24/7 safe parking: Shoreline Lot B through June 30, 2025, Evelyn lot through June 30, 2026, including the addition of a transition plan, and Terra Bella lot through December 31, 2024, including an update to the transition plan.**

#### **Funding Agreement with the County of Santa Clara for Continuation of Safe Parking**

The Fiscal Year 2024-25 Recommended Budget includes \$700,000 to fund 24/7 safe parking services, which includes ongoing operational costs. This funding amount includes case management for all safe parking participants. The agreement with the County will provide for operations through a contracted provider (the current provider is MOVE Mountain View). The Recommended Budget also includes continued funding of \$125,000 for a caseworker for permanent supportive housing for the homeless.

**Staff recommends Council authorize the City Manager or designee to enter into a funding agreement with the County in the amount of \$825,000 for these services through June 30, 2025.**

#### **Funding Agreement with CSA for Case Management, Focused Outreach and Assessments, and Facilitating a Portable Restroom for Service Delivery Needs**

Since 2017, the City has contributed \$60,000 each year, which was matched by the County through a revenue-share agreement, for case management services provided by CSA. The combined \$120,000 provided funding for a percentage of three CSA case management staff salaries. Due to County procurement limitations, the \$60,000 matching grant has not been available going forward from Fiscal Year 2022-23. To maintain service levels of housing problem-solving and referral and case management services for Fiscal Year 2022-23, at the June 14, 2022 Council meeting, Council authorized an agreement with CSA to include continued City funding of \$60,000 with an additional \$60,000 commitment from the City funded from the grant provided to the City by Destination: Home for a total of \$120,000. Through the Fiscal Year 2024-25 revenue-share agreement, the County continues to provide significant funding for safe parking and other continuum-of-care services.

At the June 27, 2023 Council meeting (Attachment 7), Council authorized an agreement with CSA to include continued City funding of \$60,000 and a \$60,000 commitment from the grant provided to the City by Destination: Home to maintain service levels of housing problem-solving and referral and case management services. In addition, Council authorized an additional \$42,000 from the Destination: Home grant for new focused outreach to individuals living in vehicles to help them enter the queue for supportive housing opportunities. This resulted in an agreement with CSA in the total amount of \$162,000 for Fiscal Year 2023-24.

Since December 2022, the City has funded a portable restroom with a handwash station at CSA's service delivery site located at 204 Stierlin Road. In April 2024, CSA began construction at the Stierlin site as part of its capital improvements plan discussed below and temporarily relocated case management services to 435 San Antonio Road (the former JOANN Fabric location). City staff has removed the portable restroom from the Stierlin site and recently met with CSA to discuss CSA facilitating a portable restroom for continued service delivery needs once they return to Stierlin Road, which would cost \$15,000, including one-time set-up costs.

**Staff recommends Council authorize the City Manager or designee to execute an agreement with CSA for housing problem-solving services, housing information, and referral case management services in the amount of \$120,000, focused outreach and assessments for individuals living in vehicles in the amount of \$42,000, and facilitation of a portable restroom for service delivery needs in the amount of \$15,000 for a total agreement amount not to exceed \$177,000 for Fiscal Year 2024-25.**

#### **Capital Funding Agreement with CSA**

As the Emergency Assistance Network safety net provider for the City of Mountain View, CSA has been providing vital social services for residents, such as emergency financial assistance for rent and utilities, homeless services, food and nutrition, senior case management, a daily senior lunch program, outreach to vulnerable populations, and more for more than 65 years. Assisting over 6,000 individuals annually, CSA provides services to all in need regardless of race, ethnicity, language, country of origin, immigration status, age, religious belief, gender, or sexual orientation. CSA notes the demand for the essential social services provided by CSA has significantly increased. Since the beginning of the COVID-19 pandemic, CSA has had a 34% increase in the number of clients served. Between 2022 to 2023, CSA had a 47% increase in the number of unhoused individuals served.

CSA provided a letter to Council dated February 28, 2023, which included a request for \$2 million to support their capital funding campaign, noting their need to acquire and develop a new facility to meet increased service demands. The request was for the City to consider this as a part of the budgetary process for Fiscal Year 2023-24.

At the June 27, 2023 City Council meeting, Council approved staff's recommendation to execute an agreement with CSA for a capital funding contribution in a total amount not to exceed \$1,000,000 and recognize CSA as the official "resource hub" for information to the homeless in the City. This aligns with services already being provided and also supports the City's current collaborations and funding commitments with CSA for homeless case management.

The Fiscal Year 2024-25 Recommended Budget proposes an additional \$1,000,000 to support CSA's capital funding campaign.

**Staff recommends Council authorize the City Manager or designee to execute an agreement with the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for a capital funding contribution in a total amount not to exceed \$1,000,000.**

### **Future Safe Parking Program Opportunities**

The City's efforts to establish and expand safe parking locations demonstrate a longstanding commitment to addressing the needs of vulnerable residents. Safe parking is one strategy among many the City employs to meet the housing and supportive service needs of homeless and unstably housed Mountain View residents. The City has continued to operate the largest safe parking program in the County, serving on average approximately 200 individuals every month.

Staff will continue to engage with lot owners to maintain capacity and/or find additional sites for safe parking as part of the broader efforts to assist the unhoused and unstably housed. Staff has been meeting with affordable housing developers, and staff sees one potential option to further explore as existing lots transition, depending on timing.

Finally, staff is developing a Homeless Response Strategy and Expenditure Plan, which is anticipated to come before the Council in an early fall Study Session, with adoption estimated for early 2025. The purpose of this effort is to review and refine existing programs and services and determine additional solutions for homelessness and housing instability. While safe parking is an important form of temporary shelter, the strategy shows the City's range of partnerships and policies to make a more sustainable impact on this critical regional issue. As part of this, the Homelessness Response Strategy and Expenditure Plan will seek to establish a sustainable target level for safe parking capacity in Mountain View.

### **FISCAL IMPACT**

City funds in the amount of \$825,000 for Safe Parking and Permanent Supportive Housing and funds in the amount of \$177,000 for CSA are included in the Fiscal Year 2024-25 Recommended Budget. The funding for the \$825,000 includes \$700,000 in Human Services General Non-Operating Fund limited-period funds and \$125,000 from the General Housing Fund. The funding for the \$177,000 includes \$102,000 from the General Housing Fund, which also includes a portion of a grant from Destination: Home, and \$75,000 from Human Services General Non-Operating Fund limited-period funds. The \$1,000,000 for CSA's capital funding campaign from the General Non-Operating Fund is also included in the Fiscal Year 2024-25 Recommended Budget.

### **CONCLUSION**

This report recommends Council approval to extend the shelter crisis declaration until June 30, 2026 and continue 24/7 safe parking use of the three City-secured lots (Shoreline Lot B, Evelyn,



and Terra Bella), all of which are leased to the County, which contracts with and oversees a safe parking service provider. The agreement with the County funds both the provision of safe parking services and case management services to facilitate access to permanent supportive housing for homeless Mountain View residents. Additionally, this report includes recommendations for Council to authorize the City Manager or designee to execute an agreement with CSA for case management/housing information and referral services, focused outreach for individuals living in vehicles, and facilitating placement of a portable restroom for service delivery needs. Finally, staff recommends Council authorize the City Manager or designee to execute another agreement with CSA for a capital funding contribution.

### **ALTERNATIVES**

1. Do not approve the extension of the shelter crisis declaration.
2. Do not approve the lease and funding agreements with the County and direct staff to develop other options for administering the safe parking program, which would cease safe parking operations as of July 1, 2024, and discontinue the City's contribution to County case management for permanent supportive housing, which would cease access for up to 20 existing households.
3. Do not approve the agreement with CSA for housing information and referral, case management, focused outreach and assessments for individuals living in vehicles and facilitation of a portable restroom for service delivery needs.
4. Do not approve or change the funding amount for support of CSA's capital campaign.
5. Provide other direction to staff.

**PUBLIC NOTICING**

Agenda posting, web and social media advisories, and a copy of the report was sent to Santa Clara County representatives, CSA, MOVE Mountain View, Alta Housing, Destination: Home, and other community-based organizations and stakeholder group members, shared with the safe parking lots via the operator, and, as feasible, others who have corresponded with the City Manager’s Office on this topic.

Prepared by:

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PD/MS/4/CAM  
626-06-11-24CR  
204000

- Attachments:
1. Resolution for Amending the Safe Parking Lease and Sublease Agreements
  2. Resolution for Executing a Fiscal Year 2024-25 Funding Agreement with the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for Housing Related-Services and the County of Santa Clara for Homeless Prevention Services
  3. Resolution for Awarding a Grant to the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for a Rehabilitation of Its Site
  4. Resolution for Amending the Shelter Crisis Resolution
  5. Annual Homeless Initiatives Update—December 2023
  6. Map of Living in Vehicle Count Trend—August 2023
  7. Council Report Dated June 27, 2023

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW FINDING THAT ADOPTION OF THIS RESOLUTION AND THE ACTIONS TAKEN HEREIN ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND AUTHORIZING THE CITY MANAGER OR THEIR DESIGNEE TO (1) AMEND THE LEASE AGREEMENT WITH THE COUNTY OF SANTA CLARA (“COUNTY”) FOR SAFE PARKING AT SHORELINE AMPHITHEATRE LOT B TO EXTEND THE TERM THROUGH JUNE 30, 2025; (2) AMEND THE LEASE AGREEMENT WITH TERRA BELLA II, LLC, FOR SAFE PARKING AT 1020 TERRA BELLA AVENUE TO EXTEND THE TERM THROUGH DECEMBER 31, 2024; (3) AMEND THE SUBLEASE WITH THE COUNTY FOR SAFE PARKING AT 1020 TERRA BELLA AVENUE TO EXTEND THE TERM THROUGH DECEMBER 31, 2024 AND UPDATE THE REQUIRED TRANSITION PLAN; AND (4) AMEND THE LEASE AGREEMENT WITH THE COUNTY FOR SAFE PARKING AT 87 EAST EVELYN AVENUE TO EXTEND THE TERM THROUGH JUNE 30, 2026 AND ADD A REQUIRED TRANSITION PLAN

WHEREAS, the City owns property located at One Amphitheatre Parkway, Mountain View, commonly referred to as the Shoreline Amphitheatre; and

WHEREAS, on May 10, 2006, the City and Shoreline Regional Park Community entered into a Ground Lease with Live Nation Worldwide, Inc., for use of the Shoreline Amphitheatre and related parking lot (“Shoreline Ground Lease”); and

WHEREAS, on March 29, 2021 the Shoreline Ground Lease was amended to allow the City to use Shoreline Amphitheatre Lot B (“Shoreline Lot B”) for safe parking through December 31, 2022, with annual options to renew through December 31, 2025; and

WHEREAS, on June 11, 2019, the City Council adopted Resolution No. 18353, authorizing operation of a Safe Parking Program at Shoreline Lot B; and

WHEREAS, the City and the County of Santa Clara (“County”) entered into a lease agreement for use of Shoreline Lot B for safe parking, which expires June 30, 2024; and

WHEREAS, the City desires to amend the lease agreement with the County for safe parking at Shoreline Lot B to extend the term through June 30, 2025; and

WHEREAS, Terra Bella II, LLC, owns property located at 1020 Terra Bella Avenue, Mountain View, California; and

WHEREAS, on June 24, 2021, the City and Terra Bella II, LLC, entered into a lease agreement for use of the 1020 Terra Bella Avenue property (“Terra Bella Lot”) for safe parking, which expires June 30, 2024; and

WHEREAS, the City and the County entered into a sublease for use of the Terra Bella Lot for safe parking, which expires June 30, 2024; and

WHEREAS, the City desires to amend the lease agreement with Terra Bella II, LLC, to extend the term through December 31, 2024; and

WHEREAS, the City desires to amend the sublease agreement with the County for safe parking at the Terra Bella Lot to extend the term through December 31, 2024 and to update the required transition plan in anticipation of the closure of the lot due to a future affordable housing development at the site; and

WHEREAS, the Santa Clara Valley Transportation Authority (“VTA”) was the owner of property located at 87 East Evelyn Avenue, Mountain View (“Evelyn Lot”); and

WHEREAS, on May 7, 2019, the City Council authorized the City Manager to negotiate and execute a long-term ground lease with VTA for use of the Evelyn Lot for safe parking that included an option to purchase the Evelyn Lot; and

WHEREAS, VTA and City entered into a ground lease dated September 21, 2021, which authorized the City to use the Evelyn Lot for safe parking through September 21, 2023 and provided the City the option to purchase the Evelyn Lot; and

WHEREAS, the City elected to exercise its option to purchase the Evelyn Lot, and on June 16, 2023, the City closed escrow and became the owner the Evelyn Lot; and

WHEREAS, the City and the County entered into a lease agreement for use of the Evelyn Lot for safe parking, which expires June 30, 2024; and

WHEREAS, the City desires to amend the lease agreement with the County for safe parking at the Evelyn Lot to extend the term through June 30, 2026 and to add a required transition plan in anticipation of the closure of the lot due a future affordable housing development at the site; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View finds that the exceptions to the categorical exemptions set forth in California Code of Regulations Section 15300.2 are not applicable because use of the existing parking/vacant lots for the operation of temporary safe parking does not impose a significant cumulative impact over time as the use as a parking lot is generally unchanged, is not an unusual circumstance for a city in the Bay Area attempting to assist the homeless and unstably housed affected by the regional housing crisis, does not impact scenic or historical resources, and the existing parking/vacant lots are not hazardous waste sites; and be it

FUTHER RESOVLED: the City Council of the City of Mountain View finds that adoption of this Resolution, and the actions taken herein are exempt from the California Environmental

Quality Act (“CEQA”) pursuant to California Code of Regulations Section 15301, which provides a categorical exemption for the minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use; and be it

FURTHER RESOLVED: that the City Council of the City of Mountain View finds that adoption of this Resolution and the actions taken herein are exempt from CEQA pursuant to California Code of Regulations Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; and be it

FURTHER RESOLVED: that the City Manager or their designee is authorized to amend the lease agreement with the County for safe parking at Shoreline Lot B to extend the term through June 30, 2025, and be it

FURTHER RESOLVED: that the City Manager or their designee is authorized to amend the lease agreement with Terra Bella II, LLC, for use of the Terra Bella Lot for safe parking to extend the term through December 31, 2024; and be it

FURTHER RESOLVED: that the City Manager or designee is authorized to amend the sublease with the County for safe parking at the Terra Bella Lot to extend the term through December 31, 2024, and update the required transition plan, and be it

FURTHER RESOLVED: that the City Manager or designee is authorized to amend the lease agreement with the County for safe parking at the Evelyn Lot to extend the term through June 30, 2026 and add the required transition plan; and be it

FURTHER RESOLVED: that this Resolution shall become effective immediately upon adoption.

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626-06-11-24r

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW AUTHORIZING THE CITY MANAGER OR THEIR DESIGNEE TO EXECUTE FISCAL YEAR 2024-25 FUNDING AGREEMENTS WITH THE COMMUNITY SERVICES AGENCY OF MOUNTAIN VIEW, LOS ALTOS, AND LOS ALTOS HILLS FOR HOUSING-RELATED SERVICES IN AN AMOUNT NOT TO EXCEED ONE HUNDRED SEVENTY-SEVEN THOUSAND DOLLARS (\$177,000); AND THE COUNTY OF SANTA CLARA FOR HOMELESSNESS PREVENTION SERVICES AND PROGRAMS IN AN AMOUNT NOT TO EXCEED EIGHT HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$825,000)

WHEREAS, the City has partnered with the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills (“CSA”) for homeless and unstably housed-related services since 2016; and

WHEREAS, the City executed a Fiscal Year 2023-24 funding agreement with CSA to help fund housing-related services, including housing problem-solving services, housing information and referral case management services, and focused outreach for individuals living in vehicles in Mountain View; and

WHEREAS, the City has partnered with the County of Santa Clara (“County”) to prevent and end homelessness since 2018; and

WHEREAS, the City has executed funding agreements with the County since Fiscal Year 2019-20 to help fund homelessness prevention services and programs in Mountain View; and

WHEREAS, the City desires to continue to partner with and provide funding to CSA and the County for housing-related services and homelessness prevention services and programs in Mountain View; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View authorizes the City Manager or their designee to enter into a funding agreement with the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for the provision of housing-related services, including housing problem-solving services, housing information and referral case management services, portable restrooms, and focused outreach for individuals living in vehicles in an amount not- to-exceed One Hundred Seventy-Seven Thousand Dollars (\$177,000) for a one-year term from July 1, 2024 through June 30, 2025; and be it

FURTHER RESOLVED: that the City Manager or their designee is authorized to enter into a funding agreement with the County of Santa Clara for homelessness prevention services and programs in Mountain View, including safe parking and permanent supportive housing services,

in an amount not-to-exceed Eight Hundred Twenty-Five Thousand Dollars (\$825,000) for a one-year term from July 1, 2024 through June 30, 2025; and be it

FURTHER RESOLVED: that this Resolution shall become effective immediately upon adoption.

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PD/MS/1/RESO  
626-06-11-24r-1

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW  
RECOGNIZING THE COMMUNITY SERVICES AGENCY OF MOUNTAIN VIEW, LOS  
ALTOS, AND LOS ALTOS HILLS AS A RESOURCE HUB FOR THE UNHOUSED AND  
UNSTABLY HOUSED AND AWARDING A GRANT IN THE AMOUNT OF ONE MILLION  
DOLLARS (\$1,000,000) FOR REHABILITATION OF ITS SITE LOCATED AT  
204 STIERLIN ROAD, MOUNTAIN VIEW, CALIFORNIA

WHEREAS, the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills (“CSA”) has been the City of Mountain View’s safety net for more than 65 years as a part of the Emergency Assistance Network (“EAN”) and is a vital, multi-faceted service provider offering a range of programs for residents in need of assistance; and

WHEREAS, the City has partnered with CSA for ongoing homeless prevention initiatives, such as rental housing assistance, outreach, case management, the Senior Nutrition program, in addition to innovative programs, such as a Guaranteed Basic Income Pilot Program called *Elevate MV*; and

WHEREAS, the City and CSA have a collaborative commitment to serve the unhoused and unstably housed through the existing service site 204 Stierlin Road, Mountain View, California with CSA serving as a resource hub for the community and providing information to Mountain View’s unhoused and unstably housed; and

WHEREAS, the City’s recognition of CSA as a resource hub aligns with services already provided by CSA and the ongoing and future collaboration between the City and CSA for homeless case management and supports City Council’s policy direction to leverage resources and partnerships to support our unhoused residents; and

WHEREAS, the City’s recognition of CSA as a resource hub allows the parties to compete for grants (including, for example, grants for case-management services), individually and jointly; and

WHEREAS, the City’s recognition of CSA as a resource hub will facilitate further collaboration between the parties and enable the City to direct the community to a Mountain View site for homeless resources and supportive services that is supported by case managers with drop-in hours and enable the City to communicate more effectively with the unhoused and unstably housed by preparing communications for display and distribution at CSA; and

WHEREAS, in recognition of the vital support CSA provides to Mountain View’s unhoused and unstably housed residents and in furtherance of the City’s continued partnership with CSA,



the City desires to support CSA with a grant in the amount of One Million Dollars (\$1,000,000) for rehabilitation of its site located at 204 Stierlin Road, Mountain View, California and to be a catalyst for a funding campaign to support CSA's future facility needs; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View hereby recognizes the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills as a resource hub for the City and community in providing services to the unhoused and unstably housed; and be it

FURTHER RESOLVED: that the City Council of the City of Mountain View hereby awards a grant in the amount of One Million Dollars (\$1,000,000) to the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for rehabilitation of its site located at 204 Stierlin Road and authorizes the City Manager or designee to execute a grant funding agreement in an amount not to exceed One Million Dollars (\$1,000,000) for a one-year term beginning July 1, 2024 and ending June 30, 2025; and be it

FURTHER RESOLVED: that this Resolution shall become effective immediately upon adoption.

-----

PD/MS/1/RESO  
626-06-11-24r-2

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW  
AMENDING RESOLUTION NO. 18301 TO EXTEND THE DECLARATION OF A  
SHELTER CRISIS IN THE CITY OF MOUNTAIN VIEW THROUGH JUNE 30, 2026

WHEREAS, on March 19, 2019, the City Council adopted Resolution No. 18301, which declared a shelter crisis in the City of Mountain View because a significant number of Mountain View residents were without stable housing or the ability to obtain shelter resulting in threats to their health and safety; and

WHEREAS, on June 9, 2020, the City Council adopted Resolution No. 18462, which extended the shelter crisis declaration because there continued to be a significant number of Mountain View residents without stable housing or the ability to obtain shelter, resulting in a threat to their health and safety; and

WHEREAS, on June 22, 2022, the City Council adopted Resolution No. 18682, which extended the shelter crisis declaration through June 30, 2024, because there continued to be a significant number of Mountain View residents without stable housing or the ability to obtain shelter, resulting in a threat to their health and safety; and

WHEREAS, the recitals set forth in Resolution No. 18301 remain true and correct except that the number of safe parking spaces available Citywide has increased to 114 spaces (when all lots are in operation), and there are 100 units of interim housing at LifeMoves Mountain View (Project Homekey); and

WHEREAS, the County of Santa Clara's latest homeless count performed in 2023 found 562 individuals experiencing homelessness in Mountain View, compared to 346 in 2022; and

WHEREAS, the City of Mountain View also conducts a street-by-street count of vehicles that appear to be in use for living purposes, and for the past seven years (2017-2023), the City has consistently found approximately 200 to 300 vehicles used for living purposes parked in the public right-of-way, and

WHEREAS, City staff recommends that City Council extend the shelter crisis declaration through June 30, 2026 because there continues to be a significant number of Mountain View residents without stable housing or the ability to obtain shelter, resulting in a threat to their health and safety; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View hereby amends Resolution No. 18301 to extend its declaration of a shelter crisis through June 30, 2026; and be it

FURTHER RESOLVED: that this Resolution shall become effective immediately upon adoption.

-----

PD/MS/1/RESO  
626-06-11-24r-3



City of  
**Mountain View**

**2023**  
**HOMELESS**  
**INITIATIVES**  
**UPDATE**



**UPDATE ON INITIATIVES TO ASSIST  
HOMELESS AND UNSTABLY HOUSED  
RESIDENTS**



# INTRODUCTION

Homelessness is a significant issue, driven in large part by shortfalls in housing supply and affordable housing throughout the region and the State.

Since 2016, the City has developed programs and policies and dedicated nearly **\$11.9 million** in funding to serve homeless and unstably housed residents. Throughout this time, the City has actively collaborated with the County and community-based organizations (CBO) that have staff expertise and dedicated funding streams for working with homeless and vulnerable populations. In addition, the City is recognized as a regional leader in developing and funding affordable housing, with an investment of nearly \$130 million.

In Fiscal Year 2021-22, the City created the Human Services Division to lead the City's programs, services, and partnerships to meet the needs of Mountain View's most vulnerable residents and improve the quality of life for all residents. The Division works in collaboration with a network of service providers to assist homeless, unstably housed, and other vulnerable residents through housing services, mental health services, and other basic-need human services.

This report provides a comprehensive update and overview on the City's extensive homeless programs and initiatives, including:

- Homeless trends in Mountain View,
- Overview of strategies and actions to address homelessness,
- Key partnerships,
- CBO and interagency partner service highlights,
- The City's investment in homeless solutions, and
- A Glossary for program definitions.

All data in this report is from Fiscal Year 2022-23 unless otherwise stated.

# HOMELESSNESS TRENDS IN MV

The County of Santa Clara completes a comprehensive, biannual, “point-in-time” (PIT) homeless count, which serves as a baseline for understanding homelessness in the region. This count includes those who are unsheltered and unstably housed, enumerating individuals and families sleeping in emergency shelters and transitional housing as well as people sleeping on the streets, in vehicles, abandoned properties, or other places not meant for human habitation

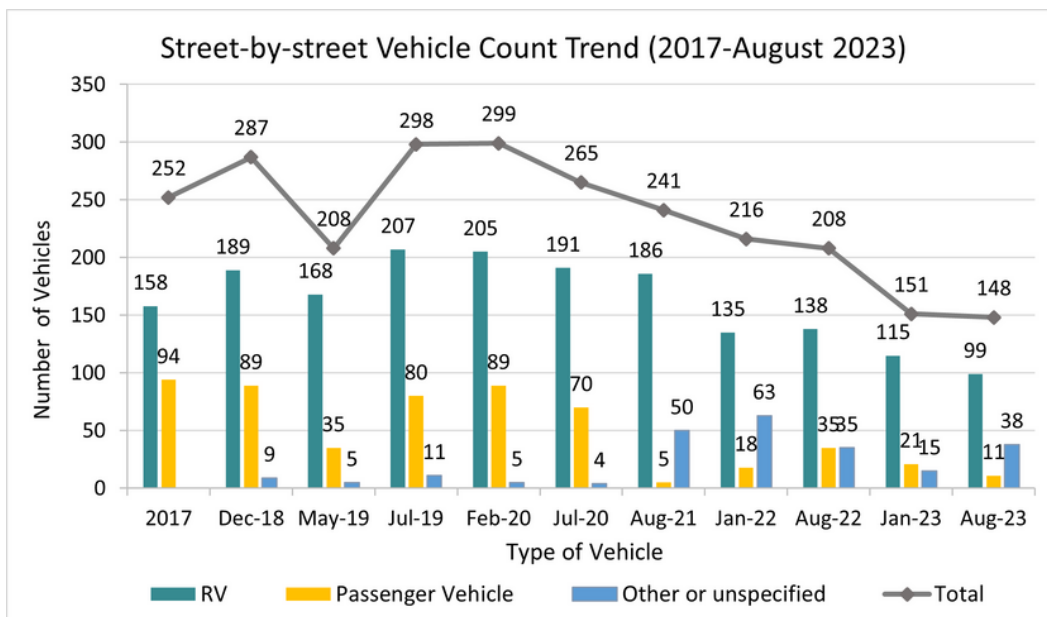
## PIT Count Comparison – City of Mountain View and County of Santa Clara (2015-2023)

The one-year shift for Mountain View in 2022 is mainly attributed by a data collection change. The PIT count contractor has determined that participants in Mountain View’s safe parking program were likely not counted in 2022.

	2015	2017	2019	2022	2023
City of Mountain View	276	416	606	346	562
County of Santa Clara	6,556	7,394	9,706	10,028	9,903

## City Living in Vehicles Count

In addition to the County count, the City also conducts an annual street-by-street count of vehicles that appear to be in use for living purposes. Over the past six years, the count of vehicles in the public right-of-way used for living has ranged from 200 to 300 vehicles, with the recent counts trending downward.



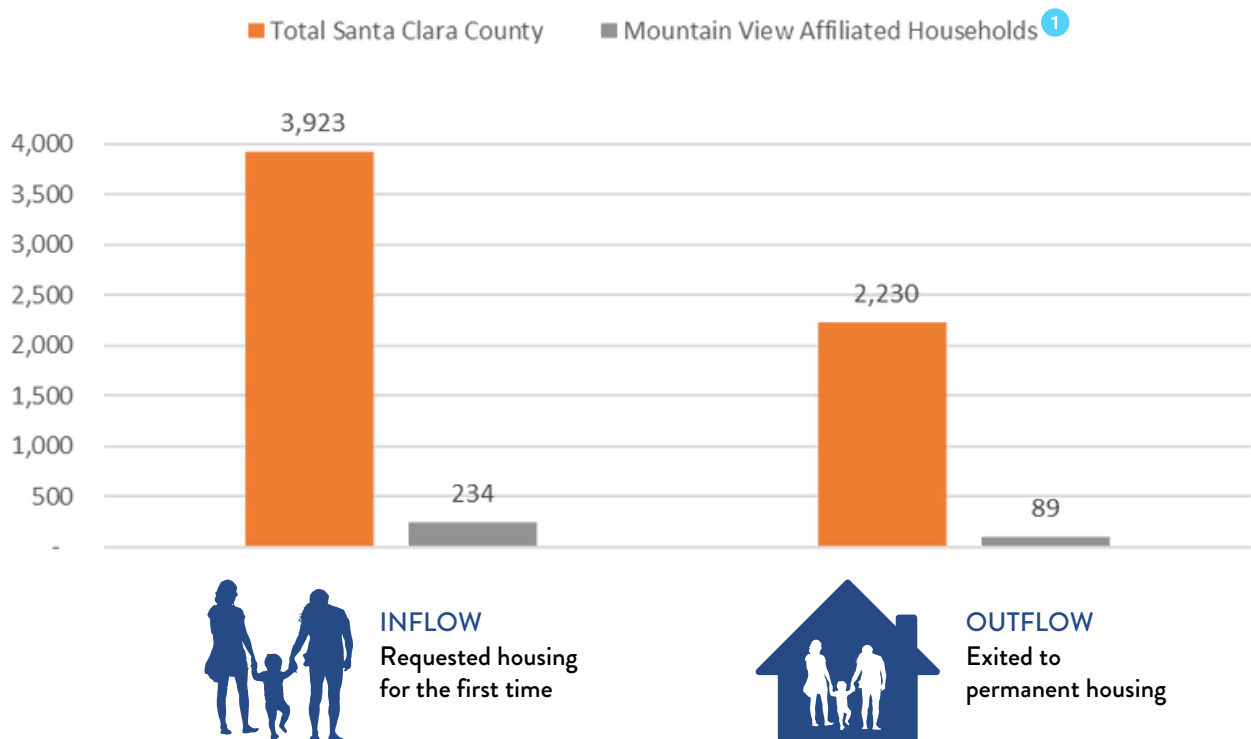
Note: Since February 2020, the data does not include Safe Parking lot vehicles.

# ANNUAL FLOW OF INDIVIDUALS ENTERING AND EXITING HOMELESSNESS

As part of the County’s 2020-2025 Community Plan to End Homelessness, the County has a goal to achieve a 30% reduction in annual inflow of people becoming homeless. Inflow is defined as the number of households completing a Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT) for the first time, an indication of a request for housing for the first time. Despite the various programs and strategies to address homelessness, the City had a surplus of 145 individuals who requested housing for the first time but did not exit to a housing program or permanent housing in Fiscal Year 2022-23.

## CITY OF MOUNTAIN VIEW AND COUNTY OF SANTA CLARA (FY 2022-23)

Inflow vs. Outflow:  
Total and Mountain View Affiliated Households



<sup>1</sup> City affiliation for outflow is based on self-reported data from a client’s most recent VI-SPDAT assessment and data collected at any program enrollment. This includes location of workplace, school, city spent most time in, city lived in prior to becoming homeless, and ZIP code of last known address. City affiliation for inflow is based on responses to city affiliation questions of the client’s first VI-SPDAT assessment.

# OVERVIEW OF STRATEGIES AND ACTIONS TO ADDRESS HOMELESSNESS

## Emergency Shelter

65



Emergency Shelter Beds in Conjunction with the County (includes cold-weather shelter)

## Safe Parking

114



Parking Space Capacity Across All Safe Parking Lots

## Interim Housing

LifeMoves Mountain View (Project HomeKey)

100



Interim Housing Units



## Outreach Service

Includes joint City-County funding for CSA outreach, City multilingual outreach strategies and multi-channel communications, MVPD Outreach Team resource flyer distribution to unhoused individuals living in vehicles, and the MVPD Community Services Officer position.



## Community Resources, Access, or Case Management

Includes County funding for CSA Homeless Case Manager for housing referrals and current City full funding for the ongoing program, in addition to funding for case management/ permanent supportive housing units for 20 chronically homeless households in partnership with the County (New Directions—A Program of Peninsula Healthcare Connections).



## Basic Services, Sanitation and Hygiene

Includes City funding for 24/7 use of portable restroom and hand wash stations at CSA & Hope's Corner, Capital funding support for Meals at Hope's Corner, and services provided during COVID-19.

## Core Housing Programs

Includes Homeless Prevention ①, Permanent Supportive Housing ②, Affordable Housing, and Market Rate Housing.



\$5.3 Million

City Rent Relief Program



200 Units

Rapid rehousing /permanent supportive housing funded



20 Households

Assisted through supportive housing contract with County



1,723

Approximately 1,700 deed-restricted affordable units (approximately 1,500 units in 100% affordable projects; approximately 200 below-market-rate units)



1,650

Affordable housing units in the pipeline, which includes nearly 350 below-market-rate units.



14,393

12,717 fully covered rental units and 1,676 partially covered rental units

① The Homeless Prevention Program aims to provide funds to keep individuals in stable housing to prevent homelessness.

② Permanent Supportive Housing provides longer-term rental assistance, case management, and supportive services to the most vulnerable chronically homeless individuals and families in the community.



# ONGOING COLLABORATION

The City has continuously collaborated with the local emergency assistance network, community-based organizations, and government agencies to combine and leverage resources to help as many people in need as possible. The City has convened a standing meeting since March 2020, initially weekly and ultimately moving to monthly in July 2021.

## COMMUNITY-BASED ORGANIZATION HIGHLIGHTS

### Cafecito



- 4 mental health workshops
- 10 Spanish-speaking refugees received necessities

### Community Health Awareness Council



- 24 homeless clients received 10 free counseling sessions
- 43 housing insecure families with children utilized Family Resource Center services

### Community Services Agency



- 984 residents assisted with housing, information referral and case management
- Nearly 200 clients were provided financial assistance in the sum of \$279,000
- A total of 3,117 individuals received nutritious groceries
- 594 loads of laundry provided

### Day Worker Center of Mountain View



- 9,923 job placements
- 18,138 meals distributed
- 129 participants in workshops and trainings
- 288 participants in ESL classes

### Hope's Corner



- 19,757 meals and snack bags served
- 1,244 individuals received food
- 1,077 showers provided
- 391 loads of laundry washed

### Reach Silicon Valley



- 43 households in oversized vehicles received solar generators, solar panels and power chargers
- 700+ LifeMoves MV and unhoused individuals received blankets, socks, hygiene kits, beanies and snack bags
- 75 unhoused children received new shoes and school supplies
- 120+ outreach, including resources, food, clothing and meals

### Second Harvest of Silicon Valley



- 5,500 individuals served
- 1.3 million meals served

### STAND4 Inc.



- 1,000 boxes of free groceries served
- 50 unstably housed families received free furniture

### The Hope Hangar



- 457 visits
- 673 individuals served
- 22,850 pounds of food provided
- \$43,872 worth of food

### The United Effort Organization



- 143 individuals served
- 318 benefit applications submitted
- 7 individuals helped to find housing

# INTERAGENCY PARTNER OUTCOMES

## Police Community Outreach



- 32 homeless individuals referred to CBOs <sup>1</sup>
- 104 homeless individuals referred to other housing and shelter services <sup>2</sup>
- 9 encampments removed
- 39 arrests related to vehicle dwellers

## County-Funded Homeless Prevention



- 625 individuals in program and kept in stable housing
- 256 households in program and kept in stable housing

## County-Funded Rapid Rehousing <sup>4</sup> <sup>5</sup>



- 92 individuals housed
- 49 households housed

## Permanent Supportive Housing <sup>6</sup>



- County Funded
- 109 Mountain View individuals housed
  - 85 Mountain View households housed <sup>5</sup>

- City Funded
- 34 individuals housed
  - 19 households housed

## Santa Clara County Housing Authority



- 404 Mountain View households assisted
- \$800,203 of approximate current assistance amounts per month

## Dignity on Wheels



- 2,685 showers
- 1,349 loads of laundry

## McKinney-Vento Students



- 265 Mountain View Whisman School District students
- 70 Mountain View Los Altos High School District students

## Valley Homeless Healthcare Program



- 588 visits
- 228 patients served

<sup>1</sup> Includes Community Services Agency (CSA), Reach SV, The United Effort Organization, and Mountain View Solidarity Foundation.

<sup>2</sup> Includes LifeMoves Mountain View, Abode Services, HomeFirst, and MOVE Mountain View.

<sup>3</sup> County of Santa Clara program providers define a Homeless Prevention Program client's affiliation with a city based on the most recent Homeless Prevention assessment. City affiliation includes work location, school location, city spent most time in, and ZIP code of address at time of program enrollment. Clients are still housed when they take the Homeless Prevention assessment/enroll in Homelessness Prevention programs.

<sup>4</sup> Participants may be currently processed in multiple programs and data may be overlapping.

<sup>5</sup> County of Santa Clara program providers define a homeless client's city affiliation based on workplace, school, city lived in prior to becoming homeless, and ZIP code of last permanent address at time of program enrollment. This data is taken from the most recent VI-SPDAT assessment.

<sup>6</sup> County of Santa Clara and Community Services Agency (CSA) programs comply with the broad categories of homelessness defined by United States Department of Housing and Urban Development (HUD).

# INTERAGENCY PARTNERS, CONT.

## LifeMoves Mountain View

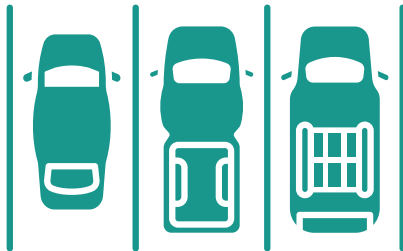


- 299 clients served
- 10 veteran clients
- 160 clients with a disability
- 25 clients on average per month
- 232 households served
- 129.5 days - median length of stay
- 191.3 days - average length of stay
- 86 placements in stable housing <sup>7</sup>
- \$15,000 average cost per door <sup>8</sup>

<sup>7</sup> Stable housing indicates that these households may have reunited with family, signed leases (market rate, below market rate, or with time-limited rent subsidies), or otherwise exited to a place meant for human habitation.

<sup>8</sup> Based on the LifeMoves MV FY 2022-23 funding amount of \$1.5M.

## Safe Parking



- 183 individuals enrolled
- 112 households enrolled
- 3 veteran clients enrolled
- 114 parking space capacity (includes both faith-based lots)
- 106% utilization <sup>9</sup>
- 154 days for average length of stay for 37 clients who exited in FY 2022-23 <sup>10</sup>
- 48% of clients who exited the program went to permanent housing destinations <sup>11</sup>
- \$1,290 average cost per night of service <sup>12</sup>

<sup>9</sup> Utilization is calculated as total days enrolled divided by cumulative capacity.

<sup>10</sup> Average length of stay is calculated by the number of days enrolled in the program. This is based on a client's start and end date with the program.

<sup>11</sup> Includes a rental unit with no ongoing housing subsidy, a tenant or project-based Housing Choice Voucher, Rapid Rehousing or equivalent subsidy, or other ongoing housing subsidy; permanent tenure by staying or living with family; and a unit owned by the client with no ongoing housing subsidy.

<sup>12</sup> Based on MOVE Mountain View's FY 2022-23 service cost.

# INVESTMENT IN HOMELESSNESS SOLUTIONS

Reducing the number of individuals and families without a home requires multi-agency and interdepartmental coordination, regional collaboration, and a long-term focus. The investment by the City and the City’s partners to address homelessness is summarized below.

## \$1 Million

The average amount the City of Mountain View has invested every year since 2016. <sup>1</sup>



**\$26.9 Million**

Generated in State grants and philanthropic private donations



**\$16 Million**

Secured through leveraging partnerships with County of Santa Clara



**\$5.1 Million**

Invested in programs related to COVID-19 response



**\$129.8 Million**

Invested in funding affordable housing

<sup>1</sup> The funding is from several sources, including the General Housing Fund, which also includes a portion of a grant from Destination: Home and Limited-Period Funds.

## THANK YOU!

The City of Mountain View would like to acknowledge and thank the following partnerships and agencies that are essential to our success across the homeless services continuum:

- Alta Housing
- Bill Wilson Center
- Cafecito
- Community Health Awareness Council
- Community Services Agency
- COVID-19 Community-Based Organization Team
- Day Worker Center MV
- Destination: Home
- Dignity on Wheels
- HomeFirst
- Hope’s Corner
- Human Relations Commission
- LifeMoves MV
- Live Nation
- Los Altos Mountain View School District – McKinney Vento representatives
- Los Atos United Methodist Church
- Momentum for Health TRUST Program
- Mountain View Whisman School District - McKinney Vento representatives
- MOVE MV
- New Directions - A program of Peninsula-Healthcare Connections
- Reach Silicon Valley
- Santa Clara County
  - Housing Authority
  - Office of Supportive Housing
  - Valley Homeless Healthcare Program
- Second Harvest of Silicon Valley
- St. Athanasius food distribution program
- STAND 4 INC.
- The Hope Hangar
- The United Effort Organization
- Trinity United Methodist Church
- YMCA of Silicon Valley El Camino & Sequoia Branch

# GLOSSARY

<b>Emergency Shelter</b>	Programs that respond to the crisis of homelessness, providing immediate shelter from the elements, access to meals, and connections to services and resources.
<b>Homeless Prevention</b>	Programs to stop homelessness before it starts by providing financial assistance and services to prevent families and individuals from losing their housing. Assistance may be one-time or for a short period. Supportive services may be provided in addition to financial assistance, or households might be connected to other resources in the community. (e.g., Rent Relief).
<b>Housing Choice Voucher</b>	A federally-funded rental assistance program that helps eligible individuals and families pay for housing.
<b>Interim Housing</b>	<p>A Short-term, dignified environment where community members can be housed and supported with services and case management. (e.g., LifeMoves MV).</p> <p>The County of Santa Clara also uses the term "Transitional Housing", which are programs that provide temporary housing (usually no more than two years) with attached services focused on helping people prepare to obtain housing upon program exit. Units can be anything from an enclosed cubicle with reserved bed at a shelter facility to an apartment in the community.</p>
<b>McKinney-Vento</b>	The McKinney-Vento Homeless Assistance Act of 1987 (McKinney-Vento) is a federal law created to support the enrollment and education of homeless students. It is intended to provide homeless students the same educational opportunities as housed students by removing as many barriers to learning for homeless students as possible. The Act requires schools to identify and count students experiencing homelessness as defined by the U.S. Department of Education.
<b>Permanent Supportive Housing</b>	<p>Community-based housing without a designated length of stay, and includes both permanent supportive housing and rapid re-housing.*</p> <p>Designed for chronically homeless and other highly vulnerable individuals and families who need long-term support to stay housed.</p>
<b>Rapid Rehousing</b>	Provides short-term financial assistance and support (four to six months, on average) to quickly rehouse homeless households in their own independent permanent housing.
<b>Safe Parking</b>	Provides a temporary, safe location to park for individuals and families living in a vehicle, while providing access to services that will transition them into more stable housing.

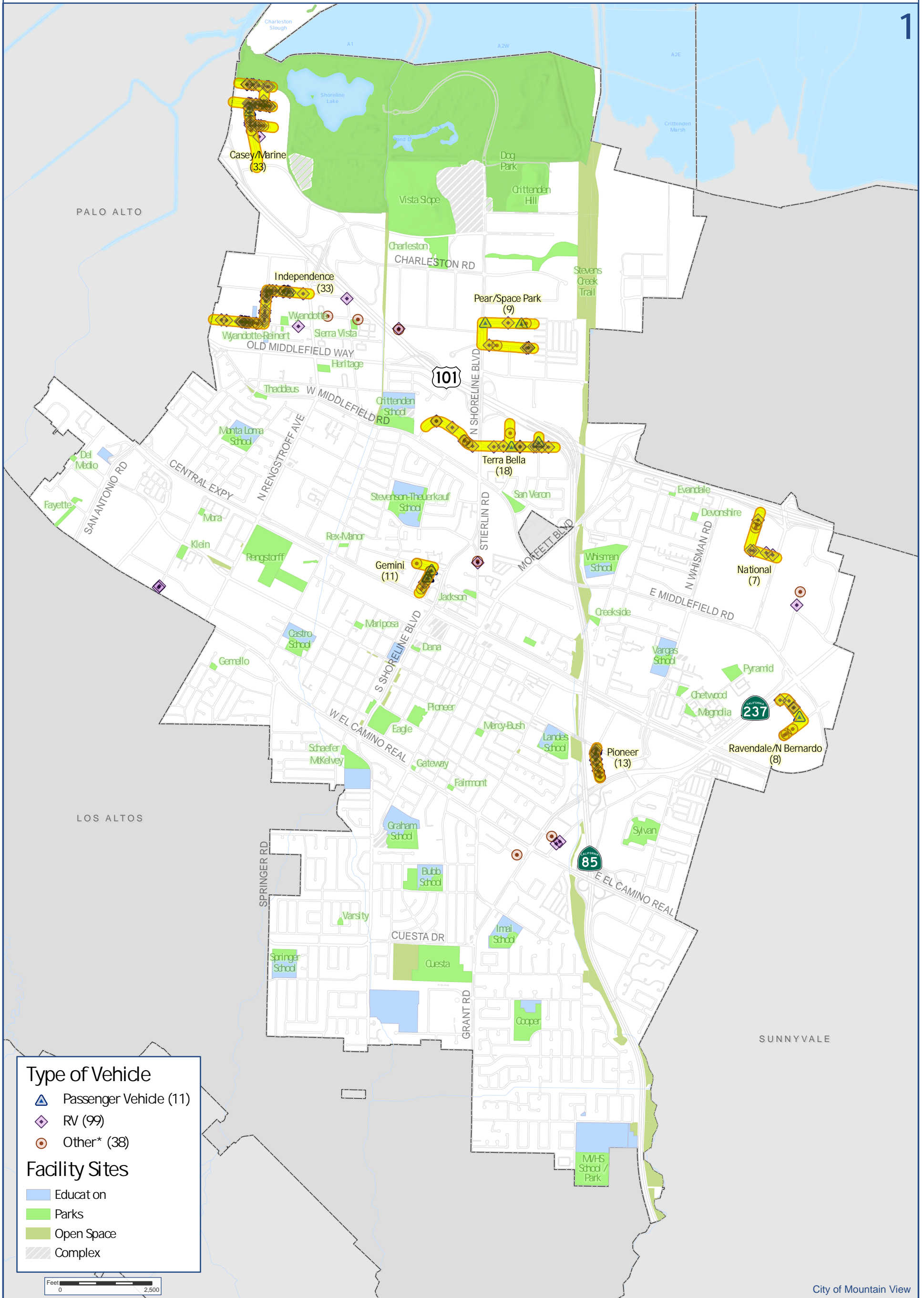
# Map of Locations with Residents Living in Vehicles

Counts conducted August 2023



For information only. The City of Mountain View does not warrant the accuracy of the information contained herein.  
 MountainView\GIS\Departments\Users\ESavage\2021 Inhabited Vehicle Census\Inhabited Vehicle Census August 2023.aprx [f:\offline\_db\] last saved on 11/9/2023 at 2:23PM

1



57 associated vehicles were also recorded that showed no signs of living, but appear to reflect dual vehicle units were also counted during the street count.

Highlighted clusters represent undivided areas with at least 5 recorded vehicles within 1000 feet.

\* Other/Unspecified: includes other types of moving vehicles such as buses, boats, unhitched trailers, etc. There was an increase in these diverse types of vehicles shown in the current count.



## COUNCIL REPORT

**DATE:** June 27, 2023

**CATEGORY:** Consent

**DEPT.:** City Manager's Office

**TITLE:** **Authorization to Extend Operation of the Safe Parking Lots and Execute Various Agreements to Provide Annual and One-Time Funding for Homeless Services Programs**

### RECOMMENDATION

1. Adopt a Resolution of the City Council of the City of Mountain View Authorizing the City Manager or Designee to:

- (1) Amend the Lease Agreement with Terra Bella II, LLC, for Safe Parking to Extend the Term Through June 30, 2024;
- (2) Amend the Lease Agreements with the County of Santa Clara for the Operation of Safe Parking at: (a) Shoreline Amphitheatre Lot B and 1020 Terra Bella Avenue to Extend the Term Through June 30, 2024 and Add a Fire Safety Provision; (b) 1020 Terra Bella Avenue to also Add a Required Transition Plan; and (c) 87 East Evelyn Avenue to Extend the Term Through September 21, 2023 and Add a Fire Safety Provision; and
- (3) After the City has Acquired 87 East Evelyn Avenue, Further Extend the Term of the County of Santa Clara's Lease Agreement for Safe Parking Through June 30, 2024;

And Finding These Actions to be Exempt from the California Environmental Quality Act Under California Code of Regulations Title 14, Sections 15301 and 15061(b)(3), to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Adopt a Resolution of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Execute Fiscal Year 2023-24 Funding Agreements with:

- (1) The Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for Housing-Related Services and Focused Outreach for Individuals Living in Vehicles in an Amount Not to Exceed \$162,000; and
- (2) The County of Santa Clara for Preventing and Ending Homelessness in Mountain View in an Amount not to Exceed \$825,000, to be read in title only, further reading waived (Attachment 2 to the Council report).

3. Adopt a Resolution of the City Council of the City of Mountain View Recognizing the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills (CSA) as a Resource Hub for the Unhoused and Unstably Housed in the Community and Authorizing the City Manager or Designee to Execute a Fiscal Year 2023-24 Agreement with CSA for a Capital Funding Contribution in a Total Amount not to Exceed \$1,000,000, to be read in title only, further reading waived (Attachment 3 to the Council report).
4. Adopt a Resolution of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Enter into a Fiscal Year 2023-24 Revenue-Sharing Agreement with the County of Santa Clara for a Two-Year Operational Funding Commitment for the LifeMoves Mountain View Interim Housing Community in a Total Amount not to Exceed \$2,400,000, to be read in title only, further reading waived (Attachment 4 to the Council report).

## **BACKGROUND**

This Council report focuses on timely actions related to the City's safe parking program, interim housing, and support services for unstably housed residents. The report also provides additional attached information regarding homelessness in Mountain View and the City's extensive homeless programs and initiatives. A more comprehensive memorandum describing needs and services was provided to Council on December 15, 2022 and is included as Attachment 5 to this Council report. Updated information will be provided in the next annual communications later in fall 2023 as staff is refining reporting, associated collateral, and enhancing public communications to be more reader-friendly using infographics (Attachment 6). Some of this information is highlighted in this report and on new pages on the City website under the [Human Services Division](#).

## **Homelessness Trends in Mountain View and Living-in-Vehicles Count**

### *2022 County Point-in-Time Homeless Count*

The County of Santa Clara completes the comprehensive, biannual, "point-in-time" (PIT) homeless count, which serves as a baseline for understanding homelessness in the region. This count includes the unsheltered and unstably housed, enumerating those individuals and families who are sleeping in emergency shelters and transitional housing, as well as people sleeping on the streets, in vehicles, abandoned properties, or other places not meant for human habitation. The County's count considers residents living in recreational and other vehicles as unsheltered. The most recent PIT count was in 2023. The overall number of homeless individuals decreased by 1.2% Countywide (to 9,903). At the same time, there was a 4% decrease in the number of



unsheltered individuals. Mountain View's 2023 PIT data, along with all other City-level data (except San Jose) is anticipated to be released in this month.

Over the prior three County PIT counts for which city-level data is available, the number of homeless people in Mountain View had increased from 416 in 2017, to 606 in 2019, and then decreased to 346 in 2022. **The 2022 count of 346 is a decrease of 43% from 2019.**

Since the 2019 PIT count was done, the City has opened LifeMoves Mountain View, an interim housing community that has 100 units and provides intensive case management and support services designed to return people to stable housing. This has made a substantive contribution to the options for homeless residents.

#### *City Living in Vehicles Count*

To augment the information from the County count, the City also conducts an annual street-by-street count of vehicles that appear to be in use for living purposes. A count was conducted in January 2023. A map of the locations with residents living in vehicles, showing areas of higher concentration in the City, is included in Attachment 7. As shown in Figure 1 below, over the past six years, the count of vehicles in the public right-of-way used for living has ranged from 200 to 300 vehicles, with the recent counts trending downward. Since the December 2018 count, more than one-half of the counted vehicles have been recreational vehicles (RVs). Between the count in February 2020, which was before the opening of the safe parking lots, and the most recent count in January 2023, there was a decrease in vehicles used for living purposes in the public right-of-way, although this decrease was not by the same amount as the vehicles transitioned to safe parking. The chart below shows the latest numbers from January 2023. The next City count will be conducted in January 2024.

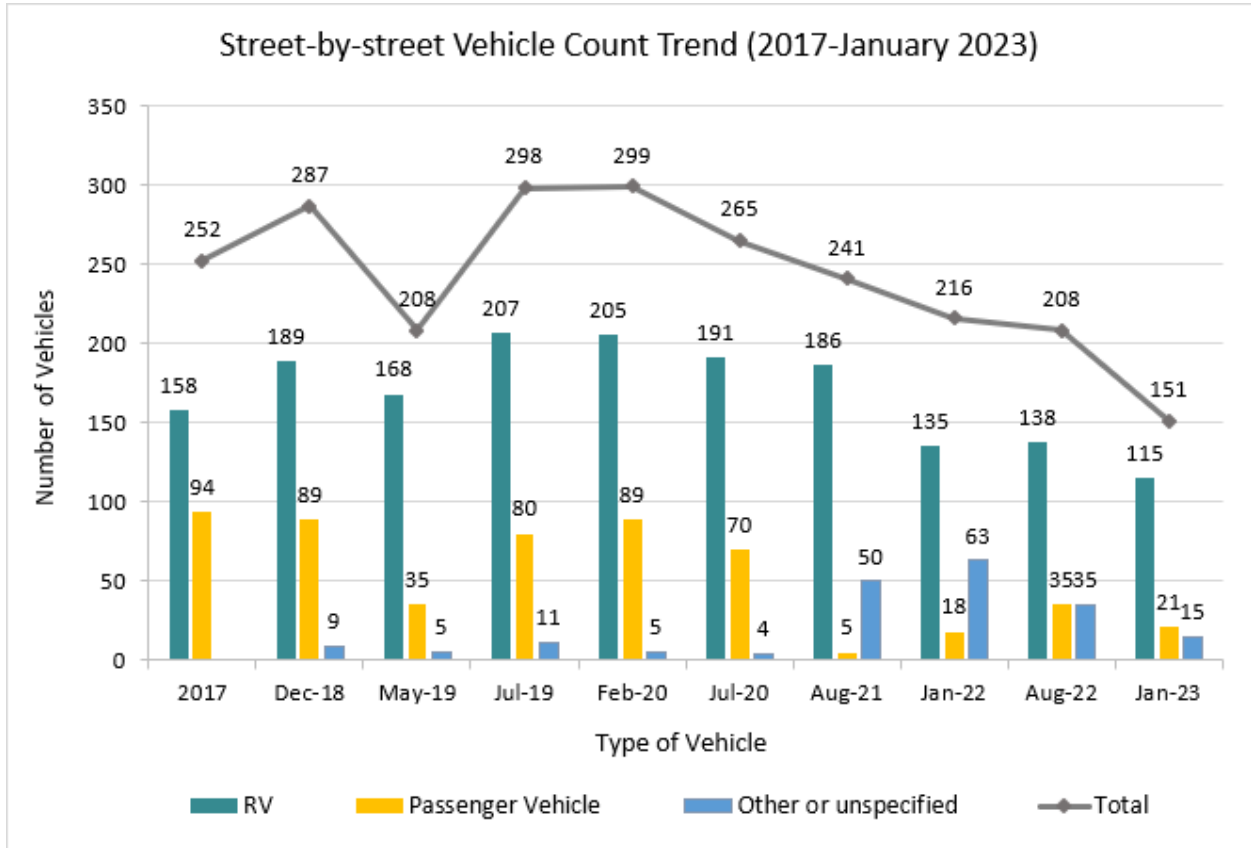


Figure 1: City of Mountain View Vehicle Count Trend (2017 to January 2023)

**Homelessness and Housing Services**

For the past seven years, the City has been studying and taking action to address the challenging rise in homelessness and unstably housed individuals. Today, the City is a recognized leader in addressing this regional problem, looking at all options, and forging strong partnerships with the County of Santa Clara and many community-based organizations.

Based on Council direction, staff aimed early on to connect with the Countywide system to leverage resources and expand public and private partnerships to address the needs of those who live in vehicles and others experiencing or are at risk for homelessness in Mountain View. The needs and services related to homelessness can be viewed within a continuum for “coordinated care,” which includes homelessness prevention, rapid rehousing, permanent supportive housing, emergency shelter, and interim/temporary housing. Finally, the effectiveness of the continuum of coordinated care relies on extensive communication and coordination across providers as well as ongoing outreach to residents in need of assistance. Highlights of key City actions to increase housing options along the continuum are summarized in Figure 2 below.



**Figure 2: Key Actions to Increase Housing Options Along the Continuum of Care**

**Safe Parking Background**

The City has been instrumental in supporting the formation of a local, nonprofit, safe parking provider (MOVE Mountain View); launching small, safe parking programs at faith-based locations; adopting a Safe Parking Ordinance to facilitate the creation of safe parking locations on private lots; securing three dedicated safe parking lots; partnering with the County of Santa Clara to provide safe parking and a range of other services to support unstably housed residents on a path to permanent housing; and growing to become the largest safe parking provider in the region with the capacity for up to 114 parking spaces (includes both faith-based lots).

Currently, four sites are in operation (three City-secured and one faith/congregation lot). These sites are at or near capacity with an average, over time, of 130 to 150 unduplicated participants living in 80 vehicles. The City recently expanded the number of safe parking spaces at Shoreline Lot B, and the capacity impact will be included in next year’s report. A majority of the participants are families and are residing in oversized vehicles (OVs), such as RVs. A comprehensive safe parking overview was provided at the February 14, 2023 Council meeting (Attachment 8). At this meeting, Council took action to increase the number of oversized vehicle spaces that may be

used for safe parking at Shoreline Amphitheatre Lot B and authorized the associated agreements required for the expansion.

*City-Secured Lots*

The City has been instrumental in securing three lots for the provision of safe parking at Shoreline Amphitheatre Lot B, which is owned by the City but leased to Live Nation, during the concert season; Evelyn Avenue, which is leased from the Valley Transit Authority (VTA); and Terra Bella Avenue, which is leased from Terra Bella II, LLC (an Alta Housing company). The City has taken the lead in identifying and negotiating the use of these lots, funding lot preparation, providing funding for safe parking services, and identifying opportunities for increasing vehicle capacity on the sites. The current capacity of the lots (including the faith-based lots) is summarized in Table 1 below.

**Table 1: Existing Safe Parking Lot Capacity**

<b>Lot</b>	<b>Planning Zone</b>	<b>Vehicle Type</b>	<b>Capacity</b> (living spaces are noted in <b>bold</b> )	<b>Time Frame Available</b>
<b>Terra Bella</b> (Alta Housing)	General Industrial (MM)	OVs with some passenger vehicles	<b>9 OVs</b>	Use of the lot has been extended through June 2024.*
<b>Shoreline Lot B</b> (on Crittenden Lane) <i>*Includes the expanded number of parking spaces</i>	Public Facility (PF)	OVs with some passenger vehicles	<b>46 OVs,</b> 2 Americans with Disabilities Act (ADA) commuter vehicles, 1 loading zone space	Could be ongoing for as long as Council directs, Live Nation extends the agreement, and County Environmental Health approves the plan.

<b>Lot</b>	<b>Planning Zone</b>	<b>Vehicle Type</b>	<b>Capacity</b> (living spaces are noted in <b>bold</b> )	<b>Time Frame Available</b>
<b>Evelyn Lot</b> (former VTA parking lot)	General Industrial (MM)	OVs with some passenger vehicles	<b>30 OVs, 21 flex spaces (for either living or commuter parking purposes, where a buffer is only required for spaces used for living purposes)</b> Includes 2 ADA commuter vehicles, 1 loading zone space, and +15 commuter vehicles spaces	Until construction for affordable housing begins (estimated Q1 2026).
<b>St. Timothy's Lot (faith)</b> <i>*On hiatus</i>	Single-Family Residential—R1	Passenger vehicles	<b>4</b>	No end date designated at this time.
<b>Lord's Grace (faith)</b>	North Bayshore Precise Plan—P(39)	Passenger vehicles	<b>4</b>	No end date designated at this time.
<b>EXISTING TOTAL</b>			<b>114 safe parking spaces</b>	

\* Alta Housing is open to shorter-term extensions in the future depending on the development of the affordable housing site.

### *County Agreements for 24/7 Safe Parking*

In March 2020, with the COVID-19 pandemic and emergency and public health orders to shelter-in-place, the need for safe parking became even more urgent. Through a series of actions on February 25, March 17, and March 27, 2020, the City Council approved various lease and funding

agreements for the County to administer 24/7 safe parking services at all three lots. This was further extended on September 8, 2020 with Council actions that authorized 24/7 safe parking operation on a temporary basis through an adopted resolution and made several other modifications to increase passenger vehicle spaces for a mix of commuter parking and vehicles used for living on City-owned or -controlled lots. On June 8, 2021, Council authorized extensions of the 24/7 safe parking contracts with the County and a new lease agreement with Terra Bella II, LLC, for the Terra Bella lot along with a sublease to the County for safe parking operations. This has led to the full utilization of OV's in the City's safe parking sites consistently for more than three years.

### **LifeMoves Mountain View Background**

On August 13, 2020, the City submitted a joint proposal with LifeMoves to the State's Project Homekey Program. Council approved the authorizing resolution on August 25, 2020 for application to the program (Attachment 9). Project Homekey is a Statewide effort to rapidly sustain and expand housing for persons experiencing homelessness and impacted by COVID-19. The purpose of this program is to build off the success of Project RoomKey (existing hotels), with Homekey (acquisition of existing buildings and eligible prefabricated modular containers as well) being the next phase in the State's response to protecting Californians experiencing homelessness that are at high risk for serious illness and are impacted by COVID-19.

The program is administered by the California Department of Housing and Community Development (HCD) with \$600 million in grant funding available to local public entities, including cities, counties, or other local public entities, such as housing authorities recognized within California to purchase and rehabilitate housing, as well as hotels, motels, vacant apartment buildings, and other buildings and convert them into interim or permanent, long-term housing. The program has provided an opportunity to expand sheltering capacity in Mountain View to respond to homelessness and to quickly add innovative solutions to the City's affordable housing effort, especially during the pandemic.

In May 2021, the City celebrated the phased opening of the LifeMoves Mountain interim housing community. Located at 2566 Leghorn Street, LifeMoves Mountain View helps people experiencing homelessness transition to permanent housing through case management and housing location services. The site features innovative modular units for 100 households with beds for approximately 124 people. The site includes ample space for case management meetings, dining, recreation, laundry, and even dog kennels. At LifeMoves, every individual or family has a private room with heating, air conditioning, and a front door that locks. LifeMoves Mountain View is not only a facility, but also a program that is focused on the needs of clients and their well-being. The program may be well-suited for some and not others.

## **ANALYSIS**

### **Overview of Recommended Actions**

This report recommends Council action to continue 24/7 safe parking use of the three City-secured lots (Shoreline Lot B, Evelyn, and Terra Bella), all of which are leased to the County of Santa Clara (County), which contracts with and oversees a safe parking service provider. For the Terra Bella lot, it is necessary to extend the lease agreement with the property owner, Terra Bella II, LLC. Therefore, staff recommends an amendment to the lease agreement. Staff is also recommending amendments to existing agreements with the County to extend 24/7 safe parking use at these three sites and authorize the City Manager or designee to enter into an agreement with the County for safe parking operations through the contracted service provider and a case worker for permanent supportive housing through June 30, 2024 for a total agreement amount not to exceed \$825,000 for Fiscal Year 2023-24.

Additionally, this report includes recommendations for Council to authorize the City Manager or designee to execute an agreement with the Community Services Agency (CSA) for case management/housing information and referral services and focused outreach for individuals living in vehicles through June 30, 2024 for a total agreement amount not to exceed \$162,000 for Fiscal Year 2023-24.

Finally, staff also recommends Council authorize the City Manager or designee to enter into a separate revenue-sharing agreement with the County of Santa Clara to enable two years of operations for Fiscal Year 2023-24 and Fiscal Year 2024-25 for the LifeMoves Mountain View interim housing community in a total amount not to exceed \$2,400,000 and authorize the City Manager or designee to execute another agreement with the CSA for a capital funding contribution in a total amount not to exceed \$1,000,000.

As further described below, the various programs the City provides are made possible through a series of agreements with multiple partners that require being renewed on an annual basis. In addition, there are some new one-time agreements discussed below.

### **Recurring Recommendations**

#### *One-Year Extension to 24/7 Safe Parking Program Term*

The need for safe parking has continued throughout the COVID-19 pandemic and continues through the current recovery/transition period due to the pandemic's impact on economic stability and housing security for Mountain View's vulnerable populations. In addition, staff has observed several ongoing benefits of 24/7 operations at the City-secured lots. These full-time hours allow access to water, medical services, showers, and hygiene services, which continue to

be essential, and also provide more effective on-site access to case managers. Furthermore, by not requiring safe parking vehicles to leave the sites during the day, these vehicles are not relocated to City streets, and participants can experience more consistency and stability to help them move onto the next steps on their path to housing. Since these City-secured lots do not have daytime uses, there is no impact on the availability of parking for other needs.

The continuation of 24/7 safe parking at City-secured lots will require amendments to existing agreements for the Shoreline Lot B, Evelyn lot, and Terra Bella lot and to the agreement with Terra Bella II, LLC, for the City's use of the Terra Bella lot.

The continued use of the Evelyn lot requires two amendments to the sublease agreement with the County. In September 2021, the City executed a long-term ground lease agreement with the VTA with the option to purchase the Evelyn lot. This ground lease agreement allows for the use of the Evelyn lot for safe parking through September 21, 2023. The continued use of the Evelyn lot beyond June 30, 2023 requires an amendment to the sublease agreement with the County to extend the term for the Evelyn lot until September 21, 2023. The City's purchase agreement of the Evelyn site is expected to be executed by June 30, 2023. Upon close of escrow of the purchase and acquisition, the continued use of the Evelyn lot requires an additional amendment to the sublease agreement with the County to further extend the lease term for the Evelyn lot until June 30, 2024.

In addition, the amendments to the existing agreements for the Shoreline Lot B, Evelyn lot, and Terra Bella lot will include fire safety provisions to grant City access to the lots for annual fire extinguisher inspections to ensure functionality of life-safety devices at these sites.

Lastly, the amendment to the existing agreement for the Terra Bella lot will also include a required transition plan in anticipation of the closure of the lot due to a future affordable housing development at the site.

**Staff recommends Council authorize the City Manager or designee to modify the lease agreement with Terra Bella II, LLC, for the City's use of the Terra Bella lot for safe parking through June 30, 2024 and the no-cost lease agreements with the County for their use of Shoreline Lot B, the Evelyn lot, and the Terra Bella lot for a 24/7 safe parking program to extend the term through June 30, 2024 (as discussed above), add a fire safety provision to each, and add a transition plan for the Terra Bella Lot.**

*Funding Agreement with the County of Santa Clara for Continuation of Safe Parking*

The Fiscal Year 2023-24 Recommended Budget includes \$700,000 to fund 24/7 safe parking services, which includes ongoing operational costs and the cost to cover the expanded program, the largest in the County, at Shoreline Lot B that was approved at the February 14, 2023 Council



meeting (Attachment 8). This funding amount includes case management for all safe parking participants. The agreement with the County will provide for operations through a contracted provider (the current provider is MOVE Mountain View). The Recommended Budget also includes continued funding of \$125,000 for a caseworker for permanent supportive housing for the chronically homeless.

**Staff recommends Council authorize the City Manager or designee to enter into a funding agreement with the County in the amount of \$825,000 for these services through June 30, 2024.**

*Funding Agreement with the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for Case Management and Focused Outreach and Assessments*

Since 2017, the City has contributed \$60,000 each year, which was matched by the County through a revenue-share agreement, for case management services provided by CSA. The combined \$120,000 provided funding for a percentage of three CSA case management staff salaries. Due to County procurement limitations, the \$60,000 matching grant has not been available going forward from Fiscal Year 2022-23. To maintain service levels of housing problem-solving and referral and case management services for Fiscal Year 2022-23, at the June 14, 2022 Council meeting, Council authorized an agreement with CSA to include continued City funding of \$60,000 with an additional \$60,000 commitment from the City funded from the grant provided to the City by Destination: Home for a total of \$120,000. Through the Fiscal Year 2023-24 revenue-share agreement, the County continues to provide significant funding for safe parking and other continuum-of-care services.

As noted in the Background section above, the City has 861 additional affordable housing units in various stages of development, with approximately 353 units estimated to be completed over the next two years, including Crestview Hotel, permanent supportive housing, and rapid rehousing sites. In the County, the community queue is used to fill spaces in permanent supportive housing and rapid rehousing programs. The community queue consists of eligible households generated from the standard assessment tool that considers a household's situation and identifies the best type of housing intervention to address their situation.

In 2022, more than 3,500 people obtained permanent housing, an 18% increase over the year before. To narrow the gap to "functional zero," meaning that the number of housing placements is greater than the number of households entering homelessness, it is critical that eligible households get assessed. To ensure the most vulnerable households experiencing homelessness do not miss out on supportive housing opportunities, the City desires to contribute \$42,000 to CSA to fund a portion of a full-time case manager's salary who will dedicate 70% of their time conducting focused outreach and completing assessments to help the Mountain View living-in-vehicle population become a part of the community queue for Fiscal Year 2023-23. The additional \$42,000 is to be funded from the grant provided to the City by Destination: Home.

**Staff recommends Council authorize the City Manager or designee to execute an agreement with the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for housing problem-solving services, housing information, and referral case management services in the amount of \$120,000 and new focused outreach and assessments for individuals living in vehicles in the amount of \$42,000, for a total agreement amount not to exceed \$162,000 for Fiscal Year 2023-24.**

### **New, Refined, and One-Time Recommendations**

#### *Capital Funding Agreement with Community Services Agency of Mountain View, Los Altos, and Los Altos Hills*

CSA provided a letter to Council dated February 28, 2023, which included a request for \$2 million to support their capital funding campaign, noting their need to acquire and develop a new facility to meet increased service demands. The request was for the City to consider this as a part of the budgetary process for the Fiscal Year 2023-24.

As the Emergency Assistance Network safety net provider for the City of Mountain View, CSA has been providing vital social services for residents, such as emergency financial assistance for rent and utilities, homeless services, food and nutrition, senior case management, a daily senior lunch program, outreach to vulnerable populations, and more for over 65 years. Assisting over 6,000 individuals annually, CSA provides services to all in need regardless of race, ethnicity, language, country of origin, immigration status, age, religious belief, gender, or sexual orientation. CSA notes the demand for the essential social services provided by CSA has significantly increased. Since the beginning of the COVID-19 pandemic, CSA has had a 34% increase in the number of clients served. Within the last year alone, CSA had a 47% increase in the number of unhoused individuals served.

The CSA proposed capital project is in two phases: first, the existing site rehabilitation (Phase I), and second, the Food and Nutrition Center (FNC)/Storage (Phase II). Phase I is an 18-month-long project, starting construction approximately in October 2023. Phase II is the Food and Nutrition Center/Storage or other uses, with the location still to be determined, and is also associated with some of the City's competitive bids for Evelyn lot use that will be heard as a separate item on the Council agenda for June 27, 2023.

Associated with the capital funding request, City staff expressed interest in collaborating to have CSA serve as an official "resource hub" for information to the homeless in the City. This aligns with the City's current and ongoing collaborations with CSA to serve the community's most vulnerable populations and the needs of our residents, including case management for the unhoused. Additionally, this aligns with Council's ongoing policy direction to leverage resources

and partnerships to support the City's unhoused residents. CSA concurred that, should capital funding be approved, they will agree to incorporate this commitment into the resulting funding agreement.

Importantly, none of the factors associated with the still-to-be-determined second phase change the importance of the existing CSA facility as it would remain the core hub for resources and navigation to residents in need. Therefore, City funding would be aimed at the first phase while also helping to serve as a catalyst for the overarching capital funding campaign.

**Staff recommends Council recognize the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills (CSA) as a resource hub for the unhoused and unstably housed in the community and authorize the City Manager or designee to execute an agreement with CSA for a capital funding contribution in a total amount not to exceed \$1,000,000.**

*Revenue-Share Agreement with the County of Santa Clara for LifeMoves Mountain View*

As noted in the August 25, 2020, Council report (Attachment 10), one of the core challenges to the initial LifeMoves project proposal was the financing required for program operations. The annual operating cost for the project is \$2.4 million for each of the first five years. The application submitted requested \$1.2 million for the first two years, leaving \$2.4 million remaining for Years 1 to 2, and \$7.2 million for Years 3 to 5 (for a total operating gap of approximately \$9.6 million). On September 8, 2020, the City Council committed \$2.4 million to support project operations. The City's funding commitment was based on the future community benefits payment to the City from the Google Landings Project. Council approved the Google Landings Project on June 23, 2020 (Attachment 11). The community benefit was paid in May 2022. The City's commitment is needed for the interim housing facility operations costs after the State grant for operations phases out after the first two years.

**Staff recommends Council authorize the City Manager or designee to execute a revenue-sharing agreement with the County of Santa Clara to enable two years of operations for Fiscal Year 2023-24 and Fiscal Year 2024-25 for the LifeMoves Mountain View interim housing community in a total amount not to exceed \$2,400,000.**

**Future Safe Parking Program Opportunities**

The City's efforts to establish and expand safe locations demonstrate a longstanding commitment to addressing the needs of vulnerable residents. Safe parking is one strategy among many the City employs to meet the housing and supportive service needs of homeless and unstably housed Mountain View residents. The City has developed the largest safe parking program in the County, which serves on average approximately 150 to 160 people now and is expected to grow to up to 175 individuals every month with the expansion at Shoreline Lot B.

Staff will continue to engage with lot owners to maintain capacity and/or find additional sites for safe parking as part of the broader efforts to assist the unhoused and unstably housed. Staff has been meeting with affordable housing developers, and staff sees possibly two prospective options to further explore as likely transition lots, depending on timing.

In the meantime, staff anticipates an opportunity to extend the safe parking program at the Terra Bella lot in short increments until the development date for that site is finalized.

Finally, staff intends to devote significant focus over the next year to the development of a Homeless Response Strategy and Expenditure Plan. The purpose of this effort is to analyze and refine existing programs and services and determine additional solutions for homelessness and housing instability. While safe parking is an important form of temporary shelter, the hope is to build out the City's range of partnerships and policies to make a more sustainable impact on this critical regional issue.

### **FISCAL IMPACT**

City funds in the amount of \$825,000 for the annual agreement with the County and \$162,000 for the annual agreement with CSA are included in the Fiscal Year 2023-24 Recommended Budget. The funding is from several sources, including the General Housing Fund, which also includes a portion of a grant from Destination: Home (\$102,000) and limited-period funds, including public benefit. An additional budget is needed to enter into an agreement with CSA for a capital funding contribution in a total amount not to exceed \$1,000,000. City funds in the amount of \$2,400,000 for a two-year operational funding commitment for the LifeMoves Mountain View Interim Housing community are included in the Fiscal Year 2023-24 Recommended Budget.

### **CONCLUSION**

This report recommends a variety of recurring actions needed to extend the duration of the current safe parking program. It also provides background information on the development and scope of the safe parking program; data on key City actions to increase housing options along the continuum of care through June 2022 (with Fiscal Year 2022-23 data to be shared in the next annual communications later this year); new, refined, and one-time recommendations for the authorization of one-time funding for homeless services programs; and an update on the on-going identification efforts for potential further expansion of safe parking.

### **ALTERNATIVES**

1. Do not adopt the recommended resolutions.
2. Provide other direction to staff.

**PUBLIC NOTICING**

Agenda posting, web, and social media advisories, and a copy of the report was sent to Santa Clara County representatives, CSA, MOVE Mountain View, Alta Housing, Live Nation, Destination: Home, and other community-based organizations and stakeholder group members, shared with the safe parking lots via the operator, and, as feasible, others who have corresponded with the City Manager's Office on this topic.

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- Attachments:
1. Resolution for Amending the Safe Parking Lease and Sublease Agreements
  2. Resolution for Executing a Fiscal Year 2023-24 Funding Agreement with the Community Services Agency and County of Santa Clara
  3. Resolution for Executing a Fiscal Year 2023-24 Funding Agreement for a Capital Funding Contribution
  4. Resolution for Entering into a Fiscal Year 2023-24 Revenue-Sharing Agreement with the County of Santa Clara for a Two-Year Operational Funding Commitment for the LifeMoves Mountain View Interim Housing Community
  5. Council Memorandum Dated December 15, 2022
  6. Safe Parking Program Infographic
  7. Map of Living in Vehicle Count Trend—January 2023
  8. Council Report Dated February 14, 2023
  9. Resolution for Authorizing Joint Application to the Project Homekey Program
  10. Council Report Dated August 25, 2020
  11. Council Report Dated June 23, 2020