



## JOINT REPORT

**DATE:** June 24, 2025

**CATEGORY:** Consent

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

**TITLE:** Annual Homeless Response Contracts

### **RECOMMENDATION**

1. Adopt a Resolution of the City of Mountain View and the Shoreline Regional Park Community Authorizing the City Manager and Community Manager or Designee to Amend the Amended and Restated Amphitheatre Ground Lease Agreement with Live Nation to Extend the Term for Use of Lot B for Safe Parking Through December 31, 2030, and Finding That Adoption of this Resolution and the Actions Taken Herein Are Exempt From the California Environmental Quality Act, 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 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 Designee to Amend the Lease Agreement with the County of Santa Clara for Safe Parking at Shoreline Amphitheatre Lot B to Extend the Term through June 30, 2026, 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 Authorizing the City Manager or Designee to Execute Fiscal Year 2025-26 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 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 Amend the Grant Agreement Between the City of Mountain View and the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for Capital Improvements to Current and Future Community Services Agency Facilities to Extend the Term by Two Years to June 30, 2027, and Authorizing the City Manager or

Designee to Further Extend the Term Without Returning to Council Upon Showing of Good Cause, 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 existing ongoing homeless response programs, as shown in Table 1 below. Additional information is available in the *Pathways to Housing—Homeless Response Strategy Implementation and Expenditure Plan*, which Council adopted at the [June 10, 2025](#) Council meeting.

**Table 1: Existing Ongoing Programs**

<b>Initiative</b>	<b>Cost</b>	<b>Funding Source</b>
Safe Parking	\$700,000	General Non-Operating Fund and Shoreline Regional Park Community Fund
Permanent Supportive Housing	\$125,000	General Non-Operating Fund
Homeless Prevention Case Management	\$120,000	General Non-Operating Fund
Outreach to Vulnerable Populations	\$42,000	General Non-Operating Fund
Hygiene and Basic Health at Program Sites*	\$25,000	General Non-Operating Fund
<b>TOTAL</b>	<b>\$1,012,000</b>	

\* Includes \$15,000 for the facilitation of a portable restroom at CSA, with the remaining funds for the portable restrooms at the Hope's Corner program location and Wyandotte Park pilot location.

## **Safe Parking**

The City began exploring safe parking in 2015, when there were no responders to the City's Request for Proposals for a safe parking operator. Since then, the City has made great strides to form partnerships, encourage regional solutions, and put in place policies and programs in an arena where best practices are still evolving. As a result of its efforts, for nearly a decade between 2015 to 2024, the City had the largest safe parking program in Santa Clara County, with 114 spaces (as of December 2024) across 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. 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 2 below. The Evelyn lot will be developed with affordable housing, and the current agreement term reflects this timing. Use of the Terra Bella lot ended in December 2024 to accommodate that lot's development as affordable housing.

**Table 2: 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>Shoreline Lot B</b> (on Crittenden Lane)	Public Facility (PF)	Oversized Vehicles (OV) 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> , 21 flex spaces (for either living or commuter parking purposes, where a buffer is only required for spaces used for living purposes).	June 30, 2026.
<b>St. Timothy's Lot (faith)</b>	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>105 safe parking spaces</b>	

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

In March 2020, with the COVID-19 pandemic 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 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.

### **Partnership with CSA**

As the designated safety net provider and the City's official resource hub for unhoused and unstably housed residents, CSA has partnered with the City on a variety of programs and services to help residents in need of assistance, including, but not limited to, case management, housing information, and problem-solving resources, referrals, and outreach.

## **ANALYSIS**

### **Overview of Recommended Actions**

This report recommends Council action to continue 24/7 safe parking use of Shoreline Lot B, which is leased to the County of Santa Clara (County), which contracts with and oversees a safe parking service provider. At the June 27, 2023 City Council meeting, Council approved a two-year term for use of the Evelyn lot through June 30, 2026 and, therefore, no further action is required. For Shoreline Lot B, it is necessary to extend the lease agreement with Live Nation. Staff also recommends an amendment to the existing agreement with the County to extend 24/7 safe parking use at Shoreline Lot B 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, 2026, for a total agreement amount not to exceed \$825,000 for Fiscal Year 2025-26.

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 providing a portable restroom for service delivery needs through June 30, 2026, for a total agreement amount not to exceed \$177,000 for Fiscal Year 2025-26.

Finally, staff recommends Council authorize the City Manager or designee to amend the grant agreement between the City and CSA for capital improvements to current and future CSA facilities to extend the term by two years to June 30, 2027.

### **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 Shoreline Lot B will require an amendment to the existing agreement with the County and to the agreement with Live Nation for the City's use of Shoreline Lot B.

**Staff recommends Council authorize the City Manager or designee to modify the City's lease agreement with Live Nation for the City's use of Shoreline Lot B for safe parking through December 31, 2030 and the no-cost lease agreement with the County for their use of Shoreline Lot B for the provision of 24/7 safe parking through June 30, 2026.**

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

The Fiscal Year 2025-26 Recommended Budget includes \$700,000 to fund 24/7 safe parking services, which includes ongoing operational costs and case management services. 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 case worker for the permanent supportive housing program 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, 2026.**

#### **Funding Agreement with CSA for Case Management, Focused Outreach and Assessments, and Providing 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. In order to maintain service levels of housing problem-solving and referral and case management services, at the June 14, 2022, June 27, 2023, and June 11, 2024 City Council meetings, Council authorized annual funding agreements 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 \$120,000 for housing problem-solving and referral and case management services.

For Fiscal Year 2023-24, 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.

For Fiscal Year 2024-25, an additional \$15,000 from limited-period Human Services Division funds was used to facilitate a portable restroom for continued service delivery needs. This resulted in an agreement with CSA in the total amount of \$177,000 for Fiscal Year 2024-25.

**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 2025-26.**

#### **Extension to Capital Funding Agreement with CSA**

For more than 65 years, CSA has been the City's safety net provider assisting over 6,000 individuals annually and providing services to all in need regardless of race, ethnicity, language, country of origin, immigration status, age, religious belief, gender, or sexual orientation.

On February 28, 2023, CSA provided a letter to Council 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 and June 11, 2024 City Council meetings, respectively, Council approved staff's recommendation to execute an agreement with CSA for a capital funding contribution for capital improvements to current and future CSA facilities in a total amount not to exceed \$1,000,000 per fiscal year for two years and recognize CSA as the official "resource hub" for information to the homeless in the City. This resulted in the City contributing a total of \$2,000,000 toward CSA's capital funding contribution. On May 9, 2025, CSA held a ribbon-cutting event to celebrate their newly remodeled building at 204 Stierlin Road, which was funded by the state and federal governments, the City, and Google.

The second \$1,000,000 grant from the City, approved on June 11, 2024, was intended for "Phase II" of CSA's facilities project, which may include purchasing, renovating, or building out additional off-site space. CSA shared with City staff that the scope and location of the project will depend on an assessment of operations at the Stierlin site, market conditions, and availability of appropriate space (including at the City-supported affordable housing site on Evelyn Avenue). It is expected this phase of the project will not be completed for two to three years.

**Staff recommends Council authorize the City Manager or designee to extend the term of the grant agreement by two years to June 30, 2027 to provide CSA additional time to expend the grant funds on their capital improvement project, and also recommends providing the City Manager or their designee authority to further extend the term of the grant agreement without returning to the City Council upon a showing of good cause in the event CSA needs additional time to expend the grant funds on their capital improvement projects.**

#### **Future Safe Parking Expansion Focused at Lot B**

At the June 10, 2025 City Council meeting, Council adopted the Pathways to Housing—Homeless Response Strategy Implementation and Expenditure Plan, which includes a recommended action based on Council’s feedback to pursue an expansion of safe parking capacity, maintaining base capacity at Shoreline Lot B, to be funded by the Shoreline Regional Park Community Fund.

The current focus is to expand safe parking spaces at the existing Shoreline Lot B program site. This would create a continuous and cohesive program area and allow for a quicker turnaround time for implementation in comparison to other Shoreline lots.

Expanding the safe parking program at Shoreline Lot B requires significant effort and resources, including: additional funding; close collaboration with the County of Santa Clara Office of Supportive Housing and Department of Environmental Health, nonprofit partners, and Live Nation; contract changes; lot preparation; and environmental review and permitting.

Staff anticipates submitting a Fiscal Year 2025-26 midyear budget recommendation seeking funding and authorization to expand the safe parking program in an effort to have the expanded portion operational by Q3 2026, following the closure of the Evelyn safe parking site in June 2026. This request will include the use of the Shoreline Regional Park Community fund in alignment with the updated Shoreline Area Plan.

#### **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 services provided by CSA are included in the Fiscal Year 2025-26 Recommended Budget. The funding for the \$825,000 agreement with the County includes \$332,000 from the Shoreline Regional Park Community Fund and \$368,000 in Human Services General Non-Operating Fund limited-period funds. The remaining \$125,000 of the \$825,000 funding is from the General Housing Fund.

The funding for the \$177,000 agreement with CSA includes \$102,000 from the Destination: Home grant, \$60,000 from the General Housing Fund, and \$15,000 in Human Services General Non-Operating Fund limited-period funds.

**CONCLUSION**

This report recommends Council approval to continue 24/7 safe parking at Shoreline Lot B, which is leased to the County, which contracts with and oversees a safe parking service provider. This requires an amendment of the City's ground lease with Live Nation. 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 extend the term of the CSA capital funding grant agreement by two years.

**ALTERNATIVES**

1. Do not approve the lease and funding agreements with the County and Live Nation and direct staff to develop other options for administering the safe parking program, which would cease safe parking operations as of July 1, 2025 and discontinue the City's contribution to County case management for permanent supportive housing, which would cease housing access for up to 20 existing households.
2. Modify or do not approve the funding agreement with CSA, which would impact the number of residents receiving the following services by CSA: housing problem-solving, referrals, case management, outreach services, and access to a portable restroom as of July 1, 2025.
3. Do not approve the term change of the Fiscal Year 2024-25 capital funding agreement with CSA, which would limit CSA's timeline for planned capital improvement projects.
4. Provide other direction to staff to modify recommended actions.

**LEVINE ACT**

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more



information see the Fair Political Practices Commission website: [www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html](http://www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html)

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

**SUBJECT TO THE LEVINE ACT**

- ☒ Other permit, license, or entitlement for use
- ☒ Material contract modification or amendment

**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, Live Nation, Destination: Home, the *Coordinating Together Network*, 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 Shoreline Lot B Safe Parking Lease Agreement with Live Nation
  2. Resolution for Amending the Shoreline Lot B Safe Parking Sublease Agreement with the County of Santa Clara
  3. Resolution for Executing a Fiscal Year 2025-25 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
  4. Resolution for Amending the Grant to the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for Capital Improvements to Current and Future CSA Facilities
  5. Council Report Dated June 10, 2025