



INNOVATION MEETS COMPASSION: **SILICON VALLEY'S**



Building Bold Possibilities for Our Unhoused Neighbors and Communities



EVERY NIGHT, THOUSANDS FACE THE SAME
QUESTION:

"WHERE WILL I SLEEP TONIGHT?"

The housing crisis in the Bay Area is one of the most pressing challenges of our time. With widening income inequality, stagnant wages, rising costs, limited housing availability, housing policy, and historic systemic realities, too many of our neighbors are struggling to find a safe place to call home.

As the largest interim housing provider in Santa Clara and San Mateo counties, we combine innovative housing with data-driven services to create lasting solutions.

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A MESSAGE FROM OUR LEADERSHIP

“ Santa Clara County has the 4th largest unhoused population in the U.S., yet only 23 affordable units exist for every 100 people seeking homes. At LifeMoves, we meet this crisis with solutions that blend urgency, compassion, and innovation. Last year, we provided shelter, services, and hope to 7,459 Neighbors—reaching one additional person every day. This progress moves us toward serving 10,000 annually by 2027, but our true impact shows in how we serve.

We believe in the dignity of every human being and the resilience of the human spirit. That belief shaped the design of this community, where our care teams meet clients with personalized support, recognizing that every individual has a unique story. Our approach is rooted in accessibility, making it simple to get the support needed. Through high-touch service, case management, housing navigation, and specialized programming, we provide the resources necessary for lasting change.

Our commitment to evidence-based practices helps people successfully transition to permanent housing. We ensure more clients achieve lasting stability by continually investing in staff training, refining our service model, and expanding and enhancing our data science capabilities. Whether it's a mother reading bedtime stories in her own apartment or a senior accessing healthcare after years without, these moments fuel our work.

But we cannot do it alone. Join us in creating thriving communities where every neighbor has a home. Your partnership ensure this version becomes a reality.

AUBREY MERRIMAN
CEO, LIFEMOVES

MELISSA SELCHER
CHAIR, LIFEMOVES BOARD



CEO, LIFEMOVES



CHAIR, LIFEMOVES BOARD

PROVIDING POWERFUL SOLUTIONS FOR OUR UNHOUSED NEIGHBORS

Our approach combines interim housing with wraparound supportive services, including access to healthcare, behavioral health support, job training, and employment assistance, through individualized case management.

As the largest provider in Santa Clara and San Mateo counties, we drive impact at scale—helping more people reach permanent housing every year.

2024 AT A GLANCE



7,459

unique clients served across
all LifeMoves programs



1,900

clients successfully
transitioned to permanent
housing



92%

of those housed maintained
their housing after one year



63%

of families served moved into
permanent housing

TOGETHER, WE CAN TRANSFORM THE LIVES OF OUR UNHOUSED NEIGHBORS

42 YEARS OF LEADERSHIP: REDEFINING INTERIM HOUSING

INNOVATIVE HOUSING SOLUTIONS FOR STRONGER COMMUNITIES

While others see interim housing as a temporary shelter, we've spent four decades proving it can be so much more, including:



A COMMUNITY HUB

Gain access to tailored case management, programs, and services.



A LAUNCHPAD FOR STABILITY

Where 63% of families exit directly to permanent homes



A PROOF POINT FOR POLICYMAKERS

Where data from our 7,459 clients shapes regional strategies



For Illustrative Purposes

OUR HOLISTIC MODEL

INTERIM HOUSING + WHOLE PERSON CARE THAT WORKS

Evidence shows housing alone isn't enough. Our approach includes the dedicated work of the LifeMoves Outreach teams, who meet people where they are — whether on the streets, in vehicles, or in encampments — and remove obstacles for our unhoused neighbors to enter interim housing. From there, we provide extensive, integrated, customized services and whole-person care to stabilize them, and then support them in transitioning to permanent housing. We partner with people to identify and build their unique strengths and skills so they can take charge of their futures. That's why our approach combines:



PERSONALIZED PATHWAYS

Case Management tailored to each client's housing navigation—whether it's:

- Assistance with accessing Veterans benefits
- The facilitation of reuniting with family members
- Enabling independent living through education of chronic health conditions

DIVERSE AND ACCESSIBLE UNITS

Providing the stability of home through housing options and amenities, including:

- Private living spaces, often with bathrooms and kitchenettes (available at many sites)
- Pet accommodations to help keep families together
- Accessible units to support seniors and clients with disabilities
- 24/7 security that balances safety and independence

WRAPAROUND SERVICES

Interim housing community access to:

- Medical/dental/behavioral health in many locations
- LVN support to monitor key interim housing community
- Job training partnerships across the board

PROVEN RESULTS IN 2024:

✔ **7,459 CLIENTS SERVED (+384 OVER 2023)**

✔ **92% HOUSING RETENTION RATE**

✔ **63% OF FAMILIES EXITED TO PERMANENT HOMES**



DATA TRENDS & INSIGHTS IN FY2024

LifeMoves is leaning into data-driven innovation and evidence-based solutions to enhance our impact. We are not only responding to homelessness—we are actively working to end it. With continued investment in our service model, strategic partnerships, and community engagement, we are well on our way to achieving our goal of serving 10,000 clients annually while providing real pathways to permanent housing and stability.



Strategic Growth with Lasting Impact

LifeMoves continues to expand its reach, serving 7,459 unique clients in FY24—an increase of 384 clients over the previous year. This growth aligns with our strategic goal of serving 10,000 clients annually by 2027. However, the need remains high: Santa Clara County alone has the fourth-largest population of unhoused individuals in the United States.



Rising Numbers of Single and Aging Adults

Two out of three LifeMoves clients in FY24 were single adults, and nearly one-quarter (24%) were aging adults (55+). National trends reflect similar challenges, with the proportion of homeless adults over 50 rising rapidly. Older adults experiencing long-term homelessness also face accelerated aging, and require tailored care models to address their complex health and housing needs.



Responsive Capacity Building

The opening of our 240-unit San Mateo County Navigation Center allowed us to serve 4% more single adults while maintaining our strong commitment to family homelessness solutions through interim housing community like Branham with our flexible family units coming in 2025.



Three Key Client Groups Require Tailored Support

LifeMoves serves nearly equal numbers of first-time homeless individuals (35%), chronically homeless individuals (35%), and those who fall in between (30%). Each group has distinct challenges, from navigating housing barriers to overcoming long-term instability. Our adaptive service model ensures that we meet each client where they are and provide the resources they need to achieve stability.



The Housing Crisis is the Root of Homelessness

For every 100 households seeking affordable housing in our state, only 23 units are available. The median monthly income for LifeMoves clients was \$1,000 in FY24, while the median rent for a one-bedroom apartment was \$3,000. While LifeMoves helps clients stabilize and increase income, the severe lack of affordable housing remains a systemic challenge.



Housing Placements Are Becoming More Challenging

Among single adults exiting LifeMoves programs, only 26% found permanent housing, while 39% moved to temporary housing. Family clients fared better, with 63% securing permanent housing. However, economic trends—including the expiration of COVID-era eviction moratoriums—continue to push more people into homelessness faster than new interim housing community beds and housing solutions can be created.

Together, we are moving lives forward in the pursuit of bold possibilities.

THE CHALLENGE WE FACE



23

Available affordable units
for every 100 households
in need



\$1,000

Median monthly LifeMoves
client income



12,000

People are experiencing
homelessness in Santa Clara
and San Mateo Counties



48%

Of the Bay Area's
homeless adults are age
50 and older

SAN MATEO COUNTY NAVIGATION CENTER: ITERATIVE INTERIM HOUSING SOLUTIONS

Opened Q2 2023 • Redwood City / San Mateo County

The San Mateo County Navigation Center represents our commitment to innovation through partnership and client-centered design. Across 240 units on 2.5 acres, every feature—from pet-friendly policies to private bathrooms—reflects what we've learned from clients and data.

STRONG PERFORMANCE RESULTS IN 2024

526 Unhoused

Neighbors served last year

500+ Healthcare

Appointments Delivered on interim
housing community

34% of Exiting Clients

Went to Permanent Housing



SAN MATEO COUNTY NAVIGATION CENTER: A HOLISTIC MODEL FOR STABILITY

Launched in FY2024, the Navigation Center has become Northern California's largest modular interim housing community. The center proves what's possible when we:

- ✔ **Listen to clients** → We prioritize people by providing pet-friendly spaces and private units
- ✔ **Follow the data** → We follow a housing-first framework with interim housing and customized services
- ✔ **Build robust partnership networks** → Integrated delivery enabling access to medical, dental, behavioral health, legal, and other services
- ✔ **Prioritize public/private partnerships** → Harnessing public funds & leveraging them with private sources of capital to accelerate execution

Core Features

- ✔ Intensive case management services
- ✔ Electric commercial training kitchen
- ✔ State-of-the-art interim supportive housing
- ✔ Outdoor community spaces
- ✔ Interim housing community service delivery hub
- ✔ Pets allowed

Comprehensive Care

- ✔ Primary medical care
- ✔ Dental services
- ✔ Psychiatric support
- ✔ Substance use disorder treatment
- ✔ Benefits assistance
- ✔ Vocational training
- ✔ Housing placement services

INVESTING IN PARTNERSHIPS FOR GREATER IMPACT

What sets the San Mateo County Navigation Center apart is how we leverage partnerships to create measurable change—not just services. Our deep experience in interim housing allows us to:

- Amplify partner impact by integrating 15+ strategic providers (healthcare, employment, housing) under one roof.
- Pioneer replicable models, such as our interim housing community dental clinic, developed in partnership with the University of the Pacific's Arthur A. Dugoni School of Dentistry—now a blueprint for other interim housing communities.
- Strengthen the ecosystem with our documented systems of shared tools and operational blueprints that raise standards.

HOW DATA IS SHAPING CHANGES IN OUR PROGRAMS

At LifeMoves, we lean into your data to continuously innovate and move forward, improving services and outcomes across our locations and programs. Our client data consistently guides us, allowing us to identify gaps, drive efficiencies, and enhance targeted support.

San Mateo County Navigation Center

Because of your support, we opened Northern California's largest modular interim housing community, designed with direct client input and evidence-based practices. With pet-friendly spaces, private units, and integrated health, legal, and employment services, the San Mateo County Navigation Center sets a new standard for stability—demonstrating what's possible when we blend innovation with compassion.



OUTREACH PROGRAM



Did you know that our dedicated team of 15+ case managers covers 2,048 square miles across Santa Clara and San Mateo counties, delivering:

- ✓ 2058 unique clients across both counties
- ✓ 62 permanent housing placements
- ✓ 380 temporary housing solutions (shelter placements)

INNOVATION IN ACTION



When data revealed clients moving between encampments, we pioneered individual tracking (not just locations), enabling:

- ✓ Seamless handoffs between teams
- ✓ Elimination of duplicate paperwork
- ✓ 27% faster access to housing (2024 data)

Those 62 permanent placements represent extraordinary impact—equivalent to 4 housing solutions per case manager across our massive service area.

Our outreach teams continue to be effective in both counties. Through our review of data, the team noticed that clients often move from encampment to encampment. To create a seamless continuity of service, the Outreach team reorganized to enable tracking of individuals versus encampments. The team can track individuals who move, and do a warm hand-off between regional teams, avoiding the challenges of re-establishing a relationship with a client and duplicating data, which slows the progress toward accessing services and housing.

LVN Program

Responding to our client health data, which revealed 42 percent suffered from chronic conditions and visit the ER at three times the rate of housed individuals, your contributions enabled us to strategically expand Licensed Vocational Nurses (LVNs) to 8 key interim housing communities. This allowed clients greater access to regular medical checkups, proactive health management, and significantly reduced ER visits through access to innovative interim housing community care.

THE INNOVATION ADVANTAGE

TECHNOLOGY WITH PURPOSE



“We are not resting on our results, and we are in relentless pursuit of even more and better outcomes achievement because that’s what our clients and community deserve.”



CEO MESSAGE

Watch our CEO talk about how LifeMoves is revolutionizing how we get our homeless population into stable homes.

LIVES TRANSFORMED

WHERE INNOVATION MEETS INDIVIDUAL STORIES

Every number in our data represents a life transformed. Every technology we deploy changes a personal story. Here are just a few of the 7,459 lives rebuilt this year.

OUR CLIENTS REFLECT OUR DIVERSE BAY AREA COMMUNITY

39%

Biracial/Multi-racial

25%

White

15%

Black/African American

10%

Hispanic/Latino

WHO WE SERVE

67%

Single Adults

32%

Family Members

24%

Aging Adults (55+)

59%

Have a Disability



FEATURED SUCCESS STORIES



After losing her veteran husband and their long-term hotel housing in 2022, Jill found herself navigating complex shelter systems alone. Through LifeMoves' Navigation Center, she accessed vital healthcare services and found companionship with Mercury, her emotional support cat. Now settled in her Redwood City apartment, Jill has found stability and hope for her next chapter.

- JILL

Veteran's Widow Finds New Home



A skilled tradesman living in his van at San Jose's Columbus Park for three years, Matthew's life changed after a stroke limited his ability to work. Through LifeMoves' housing specialist Alexandra, he qualified for rapid rehousing assistance and moved into his own apartment in January 2023. Now he receives ongoing support with budgeting and stability planning.

- MATTHEW

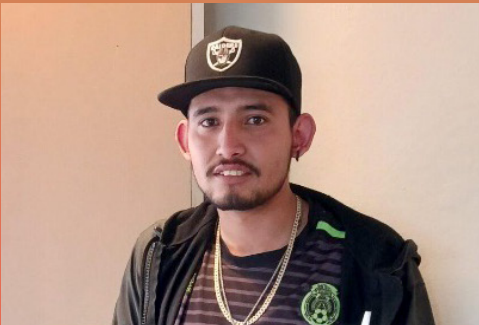
From Field of Dreams to Home



After returning from military service to find his family gone, Robert spent four years without shelter. Through LifeMoves' Montgomery Street Inn, he accessed comprehensive services including medical care, therapy, and VA benefits. Despite a health setback, his case manager, Sylvia, helped him transition to permanent housing through the VA's supportive housing program, where he now thrives independently.

- ROBERT

Veteran Finds Path Home



Abandoned by both parents and struggling with trust issues, Victor found himself unhoused at 22 despite a supportive early life with his grandparents in Mexico. Through LifeMoves and his dedicated case manager, Elisa, he overcame his initial hesitation to accept help, obtained vital documentation, and connected with mental health services. Now at 24, Victor has stable housing, employment in Pacifica, and is building his future through vocational training.

- VICTOR

Trust Rebuilt, Life Renewed



A single mother from San Mateo, Crisanta made the difficult choice to leave her daughter with family while battling addiction and depression, eventually living in her car for six months. Through LifeMoves' First Step For Families program, she and her 4-year-old daughter Mia reunited in a supportive environment where they could heal together. Now pursuing her GED and saving for her own place, Crisanta is building a stable future while strengthening family bonds, with dreams of opening her own boutique in San Mateo.

- CRISANTA

Mother and Daughter Reunited



After a painful divorce at 25 led to struggles with alcohol, Lisa spent over three years living in a shuttle bus and RV with her aging dog Molly, disconnected from family and stability. Through LifeMoves case manager, Victoria, she found the structure and support to apartment hunt persistently, discovering hope and her artistic talents along the way. Now two years in her own apartment, Lisa has rebuilt her life with purpose, expressing herself through art while caring for Molly and maintaining grateful daily routines.

- LISA

Finding Her Canvas for Change

REAL VOICES, REAL IMPACT

IN MOTION. TRANSFORMING TESTIMONIALS INTO INSPIRATION. HEAR THEIR SUCCESS, SEE THEIR JOURNEY.

- Steven

"I walked into a homeless shelter scared to death, now I have my dream job."

- Juan

"LifeMoves has definitely made a big impact in my life. LifeMoves has given me a better vision of success, or at least the hand up instead of a handout that most people are used to."

- Jane

"You have everything here you could need to start over"

- Michael M.

"When I arrived at LifeMoves, the privacy was something that was amazing that I hadn't felt in a long time. I had a team of people that cared about me."

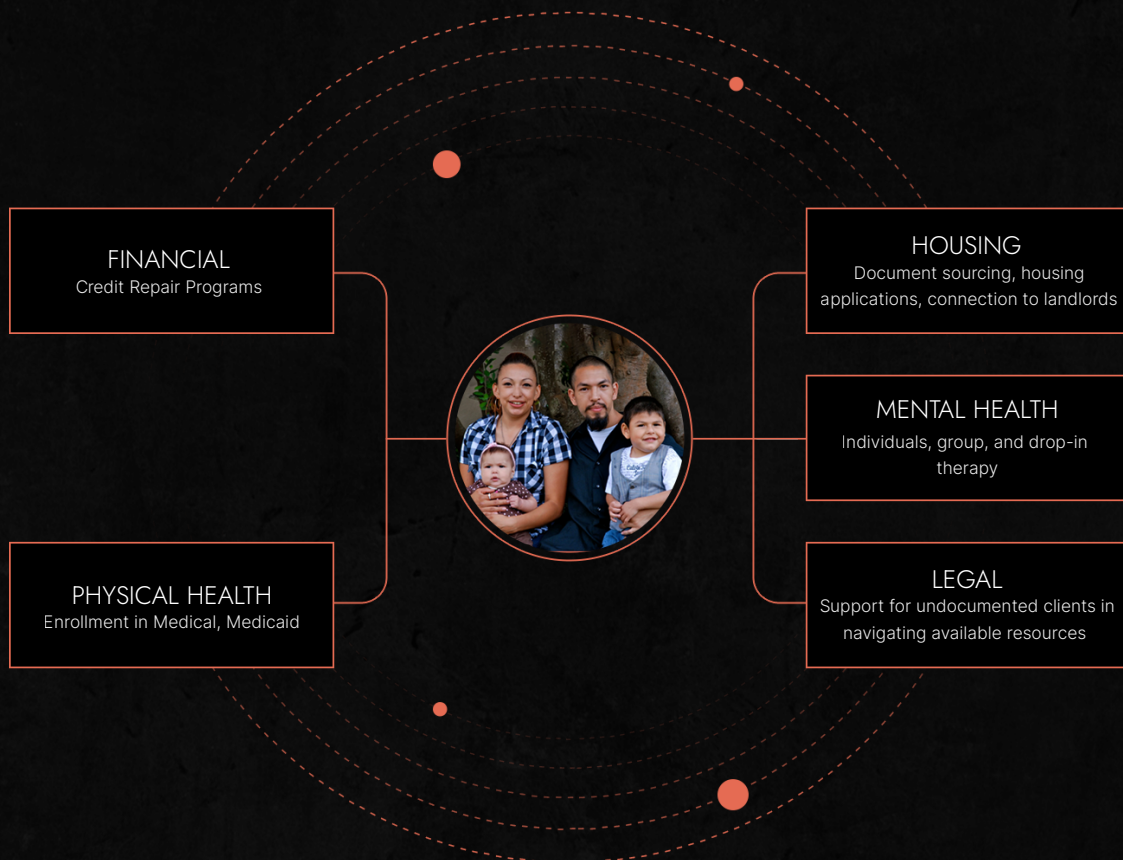
- David

"Life is good for me today. And I appreciate this place for putting a roof over my head, giving me a place to eat, shower, and wash my clothes. This place gave me a lot of support."

"LifeMoves provides a safe space for people to reposition because it's hard to look for a job if you're homeless if you don't know where your next meal is going to be."

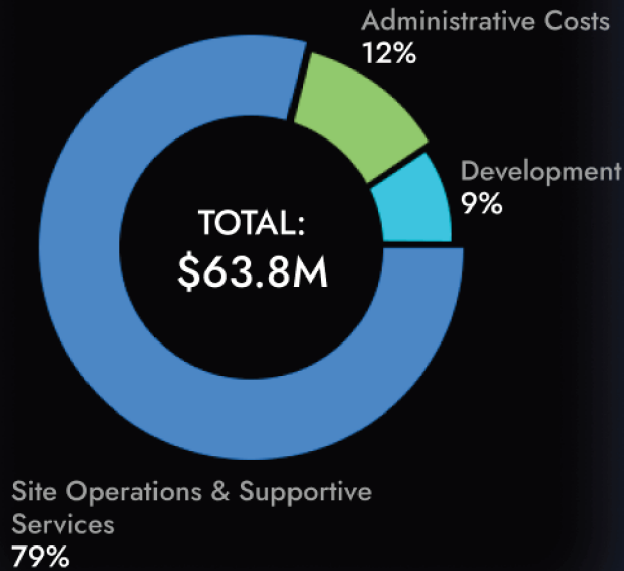
- Dave M.

ONE PLATFORM TRANSFORMING LIVES

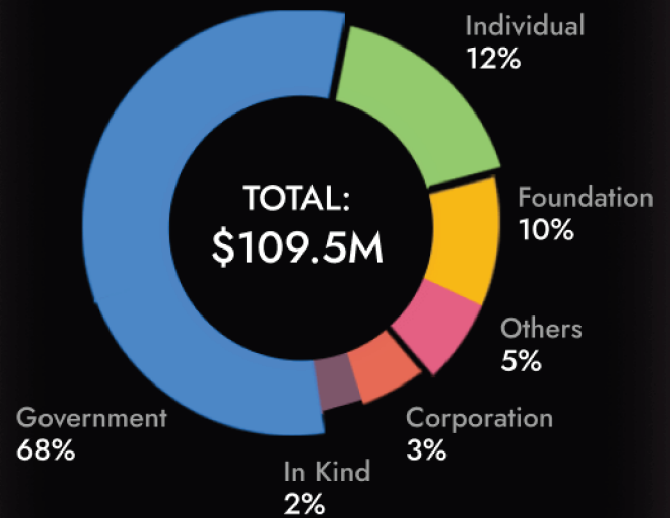


FINANCIAL

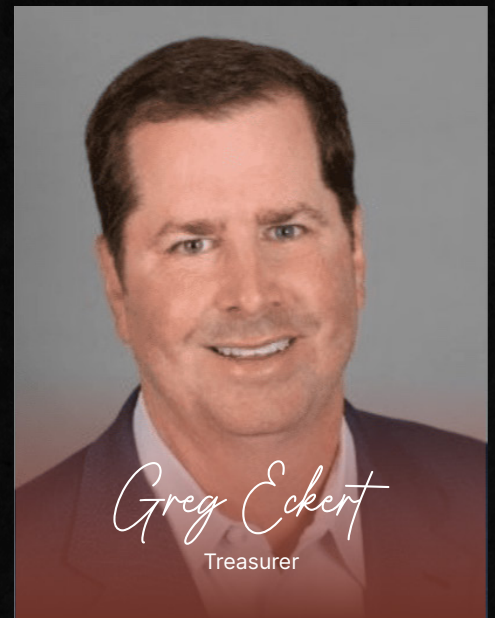
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ANNUAL REVENUE



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IN THE NEWS

PAUL SIMPSON, LIFEMOVES CFO -

"We believe we're on the right track in finding
ways to crack the cycle of homelessness rather
than just a temporary reprieve."



NYTIMES

Homeless Shelters Prioritize Privacy



NBC BAY AREA

Tiny Home Villages Address the Homeless
Crisis

Architectural Record

ARCHITECTURAL RECORD

Rapid Response to Homelessness

THANKS TO OUR **COMMUNITY OF GENEROUS DONORS, 1,900 OF OUR UNHOUSED** FOUND PERMANENT HOUSING LAST YEAR

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THANKS TO OUR DONORS

Each donation puts more clients on a path to permanent housing success.

\$500,000+

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WHERE PURPOSE MEETS POSSIBILITY IN FY2025



Homekey Palo Alto Interim Housing Community

- ✓ State-of-the-art interim housing community offering 108 doors with 88 total units (64 singles, 24 family)
- ✓ Potential to serve over 200 individuals annually through interim housing community supportive services
- ✓ Comprehensive amenities including en suite bathrooms, laundry, kitchen facilities, and children's play areas
- ✓ Full-service support including counseling, vocational training, and pathways to stable housing
- ✓ Funded by a \$26 million award from the State of California as part of Project Homekey and Santa Clara County's Community Plan To End Homelessness



Homekey Branham Lane Interim Housing Community

- ✓ State-of-the-art community offering 204 rooms with en suite amenities for individuals and couples
- ✓ Potential to serve 612 individuals annually through comprehensive support programs
- ✓ Multi-story modular interim housing community featuring private kitchenettes, laundry, community spaces, and a dog park
- ✓ Funded by \$51M state award to address San José's 6,700+ experiencing homelessness
- ✓ Part of Santa Clara County's collaborative plan integrating healthcare, business, and community



Eleven-Eleven Veterans Program

- ✓ Purpose-driven veteran housing featuring 39 fully furnished private units with kitchenettes
- ✓ Strategically located near Menlo Park VA Medical Campus for healthcare access
- ✓ Complete living spaces offering queen beds, private bathrooms, and workspaces
- ✓ Program accommodates couples, unique within the Veteran interim housing space
- ✓ Potential to achieve positive housing transitions within 6-month support period
- ✓ Secured \$11.2M in VA funding to sustain operations and services



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