



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Jacky Morales-Ferrand

**SUBJECT: NEW SITE SELECTION CRITERIA FOR BRIDGE HOUSING COMMUNITIES**     **DATE:** July 28, 2017

Approved

Date

7/28/17

## INFORMATION

The purpose of this information memorandum is to provide the Council with updated siting criteria and a revised list of City-owned locations for Bridge Housing Communities. The memorandum also includes an overview of the outreach process and the need for the revised standards.

## BACKGROUND

On September 27, 2016, AB 2176, authored by Assemblymember Nora Campos, was signed into law by Governor Jerry Brown. Effective January 1, 2017, the bill amends the Shelter Crisis Act to authorize a five-year pilot program allowing the City of San José, upon a declaration of a shelter crisis, to create emergency bridge housing communities (BHC) for the homeless. This includes temporary housing in new or existing structures on City-owned or City-leased property. As part of a 9-1 motion at the June 28, 2016, City Council meeting, the Council Members agreed to work with staff to identify a site for BHC's in each of the ten Council Districts.

The Mayor's March 17, 2017 Budget Memo directed the administration to work with City Council offices and the Neighborhood Commission on site identification and community outreach meetings. Because the legislation specifically allows the BHCs to be built on city-owned properties, the Housing Department started the process by obtaining a list of sites from the Office of Real Estate. As part of the initial site selection and identification process, the Department developed minimum standards necessary to provide housing and services for up to 25 people at each site. The goal was to provide as many options and choices for the development of the BHCs as possible. The basic minimum site requirements included:

- Access to transit (ideally no further than ½-mile from a bus stop or LRT transit station)
- Ready access to utilities (electricity, water, and sanitary sewer)
- A vacant or minimally developed (i.e., paving only) site of at least 0.50 acres; or
- A 10,000 square-foot building plus parking for 16 vehicles and a dumpster enclosure.

The Department evaluated 99 city-owned properties based on the minimum requirements and identified 14 sites which were still potentially viable.

On April 12, 2017, staff presented the master list of all 99 sites, with comments indicating which sites did not meet the minimum requirements or had for other reasons been eliminated as viable options, to the Neighborhood Commission. The Housing Department requested the assistance of the Commissioners in implementing a community outreach strategy. As a result of the Commission meeting, Housing Department staff started to coordinate with the Neighborhood Commissioners meetings with small groups of neighborhood leaders in each District. The goal of these meetings was to discuss and identify neighborhood concerns in small group settings about the overall program and the potential locations before outreaching to the broader community. To date, the Department has met with groups in six Districts, with the remainder of the meetings anticipated to be completed by September.

## **ANALYSIS**

While no sites have been recommended by staff, staff has already received considerable input regarding specific sites on the list of city-owned properties from neighborhood associations and leaders, community action groups, environmental organizations, and residents. The comments included concerns about possible noise, safety, environmental, and traffic impacts in addition to the proximity to homes, schools, parks, and libraries. Staff evaluated this feedback and determined the need for additional criteria to consider when vetting potential sites, including:

- 100-foot setback from adjacent residential uses (measured from residential parcel line to nearest BHC building);
- 150-foot buffer from parcels with schools or activated neighborhood parks (measured from the BHC building to nearest the parcel line for buffered use);
- 100-foot setback from major creeks and tributaries and their riparian corridors (measured from the nearest BHC building to the outside dripline of the Riparian Corridor vegetation or top-of-bank, whichever is greater).

Staff has applied both the minimum and new criteria to the existing city-owned property list. As a result, of the 99 properties initially identified on the revised list (Attachment A), only four (4) locations remain as sites that could potentially host a BHC. Given the limited options available and the direction of Council to identify one site in each district, staff is continuing to reach out to partners such as the County and the Santa Clara Valley Water District to review any additional surplus land. Residents, who have been engaged in the process, have also submitted 10 potential sites that will be evaluated. The challenge of most of the citizen suggested sites, is that they are privately owned and would require a very low or no-cost lease for a BHC project to be financially feasible. The Housing Department has created a website to provide the community with information and updates regarding the BHC project:

<http://www.sanjoseca.gov/index.aspx?nid=5609>.

HONORABLE MAYOR AND CITY COUNCIL

July 28, 2017

**Subject: Updated Siting Criteria for Bridge Housing Communities**

Page 3

Staff will return to Council at the end of August to discuss the overall progress of the project, confirm the site selection criteria and proposed community outreach plan, as well as provides updates on several other interim homeless housing initiatives.

### **COORDINATION**

This item has been coordinated with the City Attorney's Office and the City Manager's Budget Office.

/s/  
JACKY MORALES-FERRAND  
Director of Housing

For questions, please contact Ray Bramson, Acting Deputy Director, at (408) 535-8234 or [ray.bramson@sanjoseca.gov](mailto:ray.bramson@sanjoseca.gov).

Attachment A: City-Owned Sites

# City-Owned Sites

ATTACHMENT A

Dist.	APN	Property Location	Imp Type 1	Sq Ft	Acres	#	Site Issues / Comments
01	381-19-025	S/s Williams Rd, approx. 350' E of Moorpark	Vacant Land	25,000	0.57	1	Need to clear trees/vegetation
	403-38-001	NE corner Quito & Westmont	Vacant Land	14,325	0.33	1	No residential use setback
	N/A	Former Westmont ROW btwn Westmont & Halifax	Vacant Lane	13,440	0.31	1	No residential use setback
02	679-02-013	N/s Silver Creek Valley Rd opp. Piercy Rd	Vacant btwn pumps	30,000	0.68	1	Remote from transit
	678-08-056	W/s Hellyer Ave, Nly of Silicon Valley Blvd	Vacant Land	10,998	0.25	1	Remote from transit
	678-08-049	W/s Hellyer Ave, Nly of Silicon Valley Blvd	Vacant Land	65,775	1.51	1	Remote from transit
	678-08-047	W/s Hellyer Ave, Nly of Silicon Valley Blvd	Vacant Land	127,630	2.93	1	Remote from transit
	678-08-044	W/s Hellyer Ave, Nly of Silicon Valley Blvd	Vacant Land	40,075	0.92	1	Remote from transit
	678-08-036	W/s Hellyer Ave, Nly of Silicon Valley Blvd	Vacant Land	229,125	5.26	1	Remote from transit
	678-08-033	W/s Hellyer Ave, Nly of Silicon Valley Blvd	Vacant Land	85,621	1.97	1	Remote from transit
	678-03-036	E/s Monterey, N/s Bernal (inside ramp loop)	Vacant Land	112,050	2.57	1	Meets criteria
	678-02-035	Basking Ridge Av	Vacant Land	1.393M	31.99	1	Too steep; no access
	676-81-005	Dove Hill Rd at Deans Place Wy, SE corner	Freeway/street	14,810	0.34	1	Under fwy or frontage road
	725-01-023	E/s Monterey Rd between Kirby and Burnett Aves	Vacant Land		72.73	1	No services (in Coyote Valley)
03	472-27-106	Reed St, E, btwn 3rd St, S, & 4th St, S	Vacant Land	10,454	0.24	1	Too small
	434-26-037	Almaden Road, 1527	Vacant Land	78,408	1.80	1	Park Development Site
	265-25-126	Woz Wy	Street	36,360	0.83	1	Is Museum Pkwy or is under Woz Way
	264-41-087	Fuller Av, N side, btwn Bird Av & Delmas Av	Park	23,522	0.54	1	Park Development Site
	264-41-066	Bird Av at Fuller Av, NE corner	Vacant Land	7,405	0.17	1	Too small
	264-26-100	Woz Wy	Street	14,054	0.32	1	Under Woz Way
	264-25-128	Woz Wy	Street	14,550	0.33	1	Under Woz Way
	264-25-127	Woz Wy	Street	16,553	0.39	1	Under Woz Way
	259-35-026	Santa Teresa St at Carlyse St, NE corner	Vacant Land	6,534	0.15	1	Too small
	259-29-098	Julian St, W, S side, E of Autumn St, N	Vacant Land	6,486	0.15	1	Too small
	259-22-062	Coleman at Guadalupe River	Freeway	10,890	0.25	1	Part of Guadalupe River parkway
	259-22-029	Clayton Av, S side, E of 87 Fwy/Guadalupe Py	Vacant Land	1,307	0.03	1	Too small
	259-08-102	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		4.30	1	Airport Approach Zone
	259-08-098	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		3.67	1	Airport Approach Zone
	259-07-113	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		5.23	1	Airport Approach Zone
	259-06-067	E/s Guadalupe Fwy frontage road, N/s Taylor St	Vacant Land		1.09	1	Meets criteria
	259-06-065	Guadalupe frontage road	Creek/trail	(blank)	(blank)	1	Part of Guadalupe River parkway
	259-05-078	Old San Pedro Street at Mission	Vacant Land	12,197	0.28	1	Too small
	259-05-048	San Pedro St at Taylor St, NE corner	Vacant Land	3,920	0.09	1	Too small
	259-04-019	87 Fwy/Guadalupe Py at Mission St, W, SE corner	Parking lot	28,314	0.65	1	City employee parking lot
259-04-007	Guadalupe frontage road	Freeway	25,260	0.58	1	Under freeway	
259-03-141	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		3.29	1	Airport Approach Zone	
259-03-142	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		5.23	1	Airport Approach Zone	

Dist.	APN	Property Location	Imp Type 1	Sq Ft	Acres	#	Site Issues / Comments
	259-03-136	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land			1	Airport Approach Zone
	259-03-035	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land			1	Airport Approach Zone
	259-02-131	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		3.19	1	Airport Approach Zone
	259-02-130	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		3.67	1	Airport Approach Zone
	259-02-129	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		1.64	1	Airport Approach Zone
	259-02-128	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		3.67	1	Airport Approach Zone
	259-02-115	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		1.84	1	Airport Approach Zone
	249-65-102	Nly terminus of West Court	Park	10,675	0.24	1	Park Development Site
	249-47-018	6th St, N, W side, btwn Empire St, E & Washington St	Vacant Land	4,356	0.10	1	Too small
	230-39-133	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		3.28	1	Airport Approach Zone
	230-39-129	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		3.67	1	Airport Approach Zone
	230-39-124	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		3.67	1	Airport Approach Zone
	230-38-111	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		1.92	1	Airport Approach Zone
	230-38-092	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		0.43	1	Airport Approach Zone
	230-28-080	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		2.85	1	Airport Approach Zone
	230-38-076	Bounded by Rte 880, Rte 87, Taylor & Coleman	Vacant Land		0.42	1	Airport Approach Zone
	230-21-078	Sherwood Av, SW side, at intersection with Hamline S	Vacant Land	420	0.01	1	Too small
04	595-31-001	Noble Av, 14630	SFD + vacant Land	165,528	3.80	1	No residential use setback
	595-24-055	S/s Noble Av, 100' E of Mira Vista	Vacant Land	74,050	1.70	1	No residential use setback
	245-27-021	Sierra Rd at Lundy Av, NW corner	Vacant Land	2,757	0.06	1	Too small
	244-03-001	Fallingtree Dr, W side, btwn Flickinger Av & Olive Tree	Vacant Land	2,040	0.05	1	Too small
	015-44-013	S/s Grand Blvd btwn Archer St & Disk Dr	Vacant Land	280,000	6.42	1	Under PG&E high tension line
	015-43-023	SE corner Grand Blvd & Trinity Park Dr	Vacant Land	(blank)	0.40	1	Park Development Site
	015-43-022	SW corner Grand Blvd & Trinity Park Dr.	Vacant Land	(blank)	0.28	1	Too small
	015-30-070	Grand Bl, E side, N of Los Esteros Rd	WPCP outflow	185,566	4.26	1	Outflow channel from sewage plant
	015-30-061	Hwy 237, N of, E of Artesian Slough	Vacant Land	454,330	10.43	1	Salt marsh
	015-30-058	Los Esteros Rd, N side, E of Grand Bl	WPCP	137,535	3.16	1	Part of sewage treatment plant
	015-12-032	Essex St at State St, SW Corner	Vacant Land	3,000	0.07	1	Too small
	015-11-006	State St at Essex St, NE Corner	Vacant Land	2,953	0.07	1	Too small
05	481-39-013	N/s Story Rd, 800' W of King (on Knox Ave)	Vacant Land	65,000	1.50	1	Park development site
	481-21-114	Saron Av, W side, btwn Sunset Ct & Lausett Av	Vacant Land	380	0.01	1	Too small
06	455-31-055	Evans Ln, E side, btwn Almaden Rd & Almaden Ex	Vacant Land	40,946	0.94	1	Interim housing development site
	455-31-053	Evans Ln, E side, btwn Almaden Rd & Almaden Ex	Vacant Land	217,364	4.99	1	Interim housing development site
	434-11-034	Almaden Av at Alma Av, W, SW corner	Vacant Land	15,246	0.35	1	Too small
	264-48-119	Fuller Ave	Vacant Land	786	0.02	1	Too small
	264-46-179	Bird Av at Atlanta Av, SE corner	Vacant Land	3,485	0.08	1	Too small
	264-43-078	Bird Av, W side, btwn Fuller St & West Virginia St	Vacant Land	29,040	0.67	1	No access
	264-42-001	Auzerais Av at Hannah St, SW Corner	Vacant Land	6,098	0.14	1	Too small
	264-15-022	San Carlos St, W, S side, W of Royal Av	Vacant Land	1,307	0.03	1	Too small
	264-11-109	Auzerais	Park	98,010	2.25	1	Park development Site

Dist.	APN	Property Location	Imp Type 1	Sq Ft	Acres	#	Site Issues / Comments
07	261-37-030	San Carlos St, W, N side, W of Montgomery St	Vacant Land	5,286	0.12	1	Too small
	259-46-097	Park Av, 460	Vacant Land	12,234	0.28	1	Too small
	499-35-001	NW corner Tuers Rd & Capitol Expwy	Vacant Land	60,000	1.38	1	Insufficient environmental setback
	477-20-161	Wool Creek Dr	Vacant Land	565,844	12.99	1	Meets criteria, but access across creek is problematic
	477-12-003	W/s Roberts Ave opp. Vintage Way	Vacant Land	435,600	10.00	1	Park Development Site
	472-12-073	Story Rd, N of Senter	Vacant Land	(blank)	(blank)	1	Environmental Restoration Site
	472-11-081	Story Rd, N of, W of Remillard Ct	Vacant Land	(blank)	(blank)	1	Environmental Restoration Site
	472-11-062	Story Rd, N side, btwn Remillard Ct & Union Pacific R	Vacant Land	463,914	10.65	1	Environmental Restoration Site
	472-11-055	Story Rd, N of, W of Remillard Ct	Vacant Land	88,862	2.04	1	Environmental Restoration Site
	472-11-054	Story Rd, N of, W of Remillard Ct	Vacant Land	744,440	17.09	1	Environmental Restoration Site
08	472-11-009	Story Rd, N side, W of Union Pacific Railroad	Vacant Land	564,973	12.97	1	Environmental Restoration Site
	472-11-003	Story Rd, N side, W of Remillard Ct	Vacant Land	235,660	5.41	1	Environmental Restoration Site
	679-14-003	SE/s Yerba Buena Rd opp. Chisin St.	Vacant Land		9.00	1	Creek easement + too steep
	660-49-031	NE cor San Felipe Rd & Early Morning Lane	Vacant Land		2.51	1	Too steep; miles from transit service
	660-49-005	E/s Running Springs Rd opp. Hawk Crest Circle	Vacant Lane		4.03	1	Too steep; miles from transit service
	660-46-016	NW corner Running Springs Rd & Grand Oak Way	Vacant Lane		2.36	1	Too steep; miles from transit service
	660-36-001	N/s Running Springs Rd opp. Skywalker Dr.	Vacant Lane		3.95	1	Too steep; miles from transit service
9	659-48-112	Etruscan Dr at Alessandro Dr, NW corner	Vacant Land	3,215	0.07	1	Too small
	659-48-111	Aborn Rd at Alessandro Dr, SE corner	Vacant Land	5,891	0.14	1	Too small
	659-48-085	Aborn Rd at Alessandro Dr, SW corner	Vacant Land	4,244	0.10	1	Too small
9	459-13-024	W/s Thousand Oaks Dr. opp. 1,000 Oaks Park	Vacant Land	81,020	1.86	1	Insufficient neighborhood park buffer
10	N/A	Excess Branham Lane ROW, Wly of Monterey Rd	Vacant Land	67,500	1.55	1	Meets criteria
	694-02-002	NE cor Almaden Expwy & Coleman Ave	Vacant Land		1.61	1	Insufficient environmental setback
	583-69-001	E/s Falcon Knoll Ct. & Falcon Ridge Ct.	Vacant Land		18.80	1	Too steep
Grand Total						99	