



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: March 5, 2018

Approved

D. D. Syl

Date

3/5/18

INFORMATION

SUBJECT: ELIMINATION OF COUNCIL DISTRICT 2 BRIDGE HOUSING COMMUNITY CANDIDATE SITE

The purpose of this information memorandum is to inform the Mayor and City Council that the site located at Hellyer Avenue in City Council District 2 is being removed from the list of potential Bridge Housing Community (BHC) sites.

BACKGROUND

Since January 1, 2017, in conjunction with the adoption of Assembly Bill 2176, the Housing Department has been working with its partners to implement the BHC concept. The Department has selected Habitat for Humanity to develop the BHC sites and HomeFirst to operate one or more locations once developed. The Housing Department has collaborated with the renowned architectural firm Gensler, to create conceptual designs for BHC on a pro-bono basis. The Housing Department has utilized the assistance of these partners to assess potential costs, develop operational models, and plan outreach strategies.

Concurrently, the Housing Department has been evaluating a list of 122 properties owned by the City of San José, Santa Clara County Water District (SCVWD), Caltrans, and Valley Transportation Agency (VTA), to possibly host one or more BHCs. On February 12, 2018, the Housing Department released an Information Memo to the Mayor and City Council that identified the top three potential BHC sites. These three candidate sites were identified in accordance with the criteria and prioritization methods approved by the City Council on December 12, 2017. At the December meeting, City Council directed staff to identify three or fewer sites, initiate CEQA, and proceed with community outreach on the highest ranked sites as outlined in staff recommendations. The top three candidate sites identified through this process are listed below.

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Address/Location	APN	Land Ownership	Acreage	Council District
SCL 280/680/101 - SW Quadrant	N/A	CalTrans	2	7
VTA Construction Staging/Storage Areas (Mabury)	254-01-034	VTA	1.33	3
W/s Hellyer Ave, N of Silicon Valley Boulevard	678-08-033	CSJ	7+	2

To date, the Housing Department has initiated the environmental review required under CEQA for each of the three sites, and completed site specific outreach for the locations in District 7 and District 3.

Over the past two years, the City of San José’s Real Estate staff has been in discussions with the County of Santa Clara Parks and Recreation Department on a possible land trade. The City had been pursuing a trade that would include County land needed by the City to address transportation needs. These needs include road widening at Martial Cottle Park, as well as Branham Lane and Snell Ave. In return, the County was seeking substitute parkland with an equivalent value to meet the County’s requirements under the California Public Resources Code (CPRC).

ANALYSIS

Recently, the City and County identified several parcels of land located along Hellyer Avenue, North of Silicon Valley Blvd, that meets the County’s CPRC requirements. These parcels of land include one of the three BHC sites. City staff pursued a conditional trade of these parcels with consideration for future use as a BHC. With the land trade between the City and County reaching its final phase of negotiations, the City has learned that the County will not be able to accommodate the request to use the Hellyer Ave site for a BHC. The County’s funding restrictions require that the Hellyer Ave site be used for park purposes only. The City’s Real Estate staff will be seeking City Council approval on the terms of the land trade agreement this spring.

As a result of this new information, the Housing Department is removing the Hellyer Ave site from consideration as a potential BHC location. The Housing Department is not recommending a replacement site for consideration. Staff will continue to evaluate the remaining two sites to determine the most viable and development ready site to host a BHC pilot project.

A community meeting was scheduled for March 1 in District 2 to provide the residents adjacent to the Hellyer site with an opportunity to learn about homelessness in San José and the potential BHC project. The meeting was also designed to allow residents to ask questions and express their concerns regarding the specific site. The March 1 meeting was initially postponed to better accommodate the significant number of interested residents. However, with the removal of the Hellyer site from the potential BHC list, the neighborhood meeting will not be rescheduled.

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The Department will coordinate with the District 2 Council Offices to evaluate the most productive methods to share information and conduct future meetings with the broader community.

COORDINATION

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

/s/

JACKY MORALES-FERRAND

Director of Housing

For questions, please contact Jacky Morales-Ferrand, Director, at (408) 535-3855 or James Stagi at james.stagi@sanjoseca.gov.