



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: TOP THREE CANDIDATE SITES
FOR BRIDGE HOUSING
COMMUNITIES

DATE: February 12, 2018

Approved

Date

2-12-18

INFORMATION

The purpose of this information memorandum is to inform the City Council of the Housing Department's prioritization of potential Bridge Housing sites. As directed by City Council on December 12, 2017, the top three BHC candidate sites have been identified and will advance to the next phase of evaluation for final selection by the City Council in early or late summer of 2018. These sites were identified in accordance with the criteria and prioritization methods approved by the City Council in December 2017. Additionally, this memorandum outlines critical next steps in the development of Bridge Housing Communities (BHC) including environmental review and community outreach.

BACKGROUND

On September 27, 2016, AB 2176 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 BHCs 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, City staff was directed to identify viable sites for BHCs and solicit one or more entities to assist in the development and operation of BHCs.

After the June 28th City Council meeting, the Housing Department sought input and presented progress on the siting, development, and operation of BHC sites. On December 12, 2017, the City Council approved the recommended BHC scoring criteria and further directed staff to rank all BHC candidate sites with the goal of selecting the top three locations based on the selection criteria. Additionally, staff was directed to complete the required environmental review on the top three proposed sites and proceed with targeted outreach in the neighborhoods directly adjacent to the sites.

HONORABLE MAYOR AND CITY COUNCIL

February 12, 2018

Subject: Top Three Candidate Sites BHC

Page 2

A summary of the input and progress dates is provided below.

Date	Source	Subject
10/14/2016	San José City Council	Info – workplan for AB 2176: Emergency Bridge Housing Communities
4/10/2017	BHC Panel	BHC Developer and Operator Selection
4/12/2017	Neighborhoods Commission	AB 2176 – Implementation Report
7/28/2017	San José City Council	Info – Updated Site Selection Criteria for Bridge Housing Communities
8/29/17	San José City Council	Recommended revisions to the site selection criteria
12/4/17	Media Event	Unveiling of Gensler Conceptual Designs for “Tiny Homes”
12/12/17	San José City Council	Site selection and implementation recommendations

ANALYSIS

Since the December 2017 City Council meeting, staff has re-evaluated each of the 122 potential BHC sites to establish the three most viable and development-ready locations. After applying the City Council approved selection criteria and scoring methodology, the following sites were identified as the top three candidate sites. (See **Attachment A** for site maps)

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

Through the deliberative ranking process, Housing Department staff determined that the three sites identified are all strong BHC candidate sites. Evaluation began by assessing basic site needs such as minimal size, access to utilities, and site ownership. Candidate sites that met the basic site needs were then ranked based on an objective scoring process that factored in community concerns, such as proximity to schools and residential homes/neighborhoods. Staff scored each on site readiness including parcel size and site preparation required to develop each BHC. Each candidate site was considered for known environmental constraints that might prohibit or limit the development of a BHC at that location. Finally, candidate sites were evaluated for accessibility to services and necessities. The three sites all scored well in these categories. Additionally, staff followed the City Council’s direction to limit the BHC candidate sites to only one site per Council District.

Environmental Review Process

As directed, an environmental review of each of the candidate sites has been initiated and outreach in the adjacent neighborhoods has been scheduled. Concurrent with the environmental

HONORABLE MAYOR AND CITY COUNCIL

February 12, 2018

Subject: Top Three Candidate Sites BHC

Page 3

review and outreach process, staff will work with the selected BHC operator and developer to re-evaluate costs associated with site development. While each of the top three candidate sites are considered fully viable, each site contains unique characteristics that may be beneficial or may present challenges in the development and operation of a BHC.

AB 2176 provides extensive flexibility in the development of BHC but does not exempt the City from conducting an environmental review on each candidate site in accordance with the California Environmental Quality Act (CEQA). The Housing Department selected consultant David J Powers to conduct an Initial Study (Study) to determine potential environmental impacts of BHC. Based on this analysis, the consultant will prepare the Study to support a probable Mitigated Negative Declaration (MND). If during the review process one or more candidate site(s) is identified as qualifying for an exemption under CEQA, the consultant will prepare the necessary exemption documentation. Once complete, the Study will provide staff with a clear understanding of the limits and mitigation requirements for each candidate site.

It is anticipated that the review and analysis for the three candidate sites will take approximately 19-20 weeks to complete. Once the environmental review is complete, staff will provide a full report with recommendations to the City Council. The report will include development factors such as site benefits, limitations, cost implications, and full environmental constraints to inform the Council's final site selection.

After the City Council identifies the preferred site, the Housing Department will coordinate with the Department of Planning, Building, and Code Enforcement (PBCE) to circulate the Study and MND for public review and comment. After the mandatory public review and comment period is complete, the Housing Department and PBCE will conduct the required public hearing(s). Based on the volume and substance of the public comment, the CEQA process may take several months to finalize after the Study is presented to the City Council.

Site-Specific Neighborhood Outreach

Concurrent with the environmental review, staff will conduct site-specific meetings with focused outreach to neighborhood residents and businesses adjacent to the top three candidate sites. The goal of these meetings is to engage and inform the surrounding neighborhoods about homelessness and solicit community input regarding the potential BHC in their neighborhoods. The meeting schedule is detailed below:

Council District	Meeting Date	Meeting Time	Meeting Location
7	2/22	6:00pm – 7:30pm	Leininger Community Center 1300 Senter Road
3	2/26	6:00pm – 7:30pm	Environmental Innovation Center 1608 Las Plumas Avenue
2	3/1	6:30pm -7:30pm	Wyndham Hotel 399 Silicon Valley Boulevard

HONORABLE MAYOR AND CITY COUNCIL

February 12, 2018

Subject: Top Three Candidate Sites BHC

Page 4

Communication

In conjunction with the release of this information memorandum, the Housing Department has published a Frequently Asked Questions (FAQ) to help inform the community about the BHCs ([FAQs](#)). The Housing Department will also distribute general information through its constant contact email distribution list. This list includes the BHC interest list, community based organizations/service providers, homeless advocates, neighborhood contacts, and faith based organizations. Interested parties can also sign-up on the City's [website](#) by selecting Bridge Housing Communities to receive automatic updates regarding BHC.

Housing Department staff will mail or post a notification of the community meetings to residents and businesses located within 1,000 feet of each potential BHC location. At the release of this memorandum, adjacent neighborhood groups will also be notified by announcements through the Nextdoor social media site. Staff will work closely with the appropriate City Council offices to ensure that the outreach is coordinated and inclusive.

Return to City Council

The Housing Department will return to the City Council in the Summer of 2018 with several actions related to the development and operation of a BHC. These actions include final site selection, adoption of the BHC building code and BHC standards ordinance, adoption of a shelter crisis, BHC funding commitment, and the approval of the BHC developer and operator agreements.

COORDINATION

This item has been coordinated with the City Attorney's Office and 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@sanjoseca.gov