



Bridge Housing Communities (BHC)

San José City Council
December 18, 2018
Item 4.2

Jacky Morales-Ferrand
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AB2176

- City owned or leased property
- Suspends most local and State regulatory requirements
- Provides minimum outline for building requirements
- Requires Housing Plan

Goal

Homelessness is prevented or is a rare, brief, and non-recurring experience.



City Responses to Homelessness



**Housing Based
Solutions**

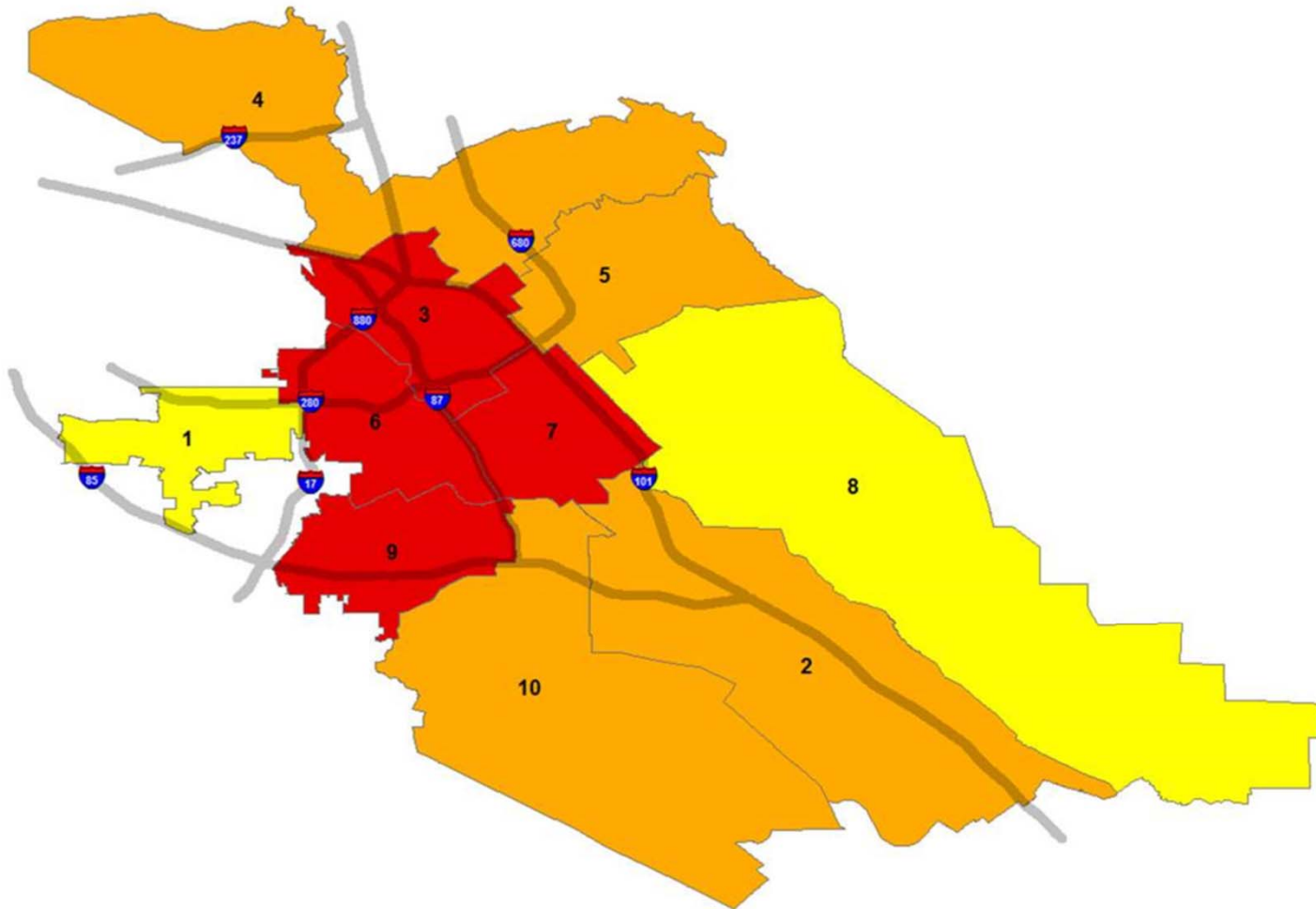


Interim Housing

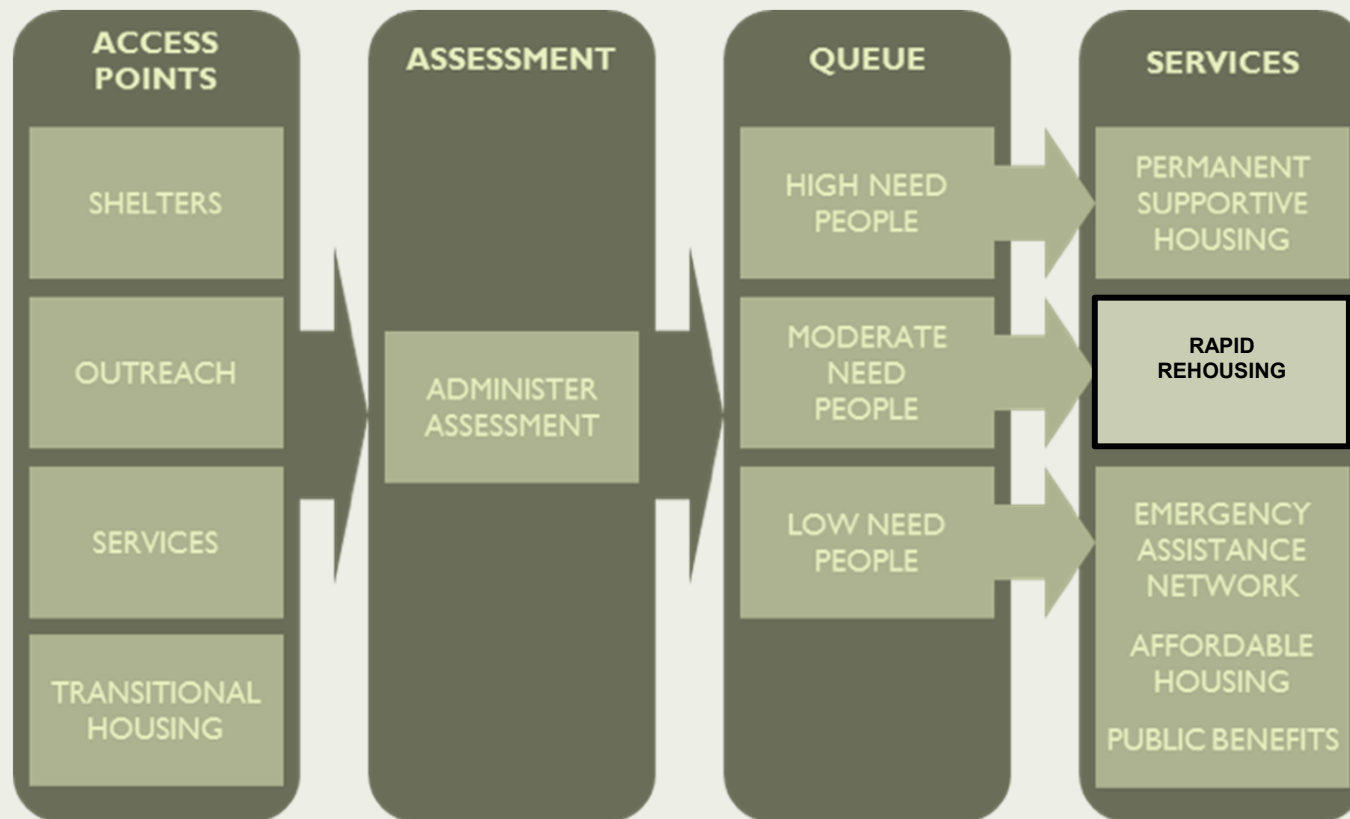


Crisis Interventions

Impacts of Homelessness



Who Will be Housed In BHC?



Rapid Rehousing

1450 Systemwide Capacity

June 30, 2018

1,015 enrolled

611 housed

400 need interim housing





73%
exit to
permanent
housing

Community Outreach

- Two town hall meetings (321 Attended)
- Four neighborhood workshops (115 Attended)
- BHC Advisory Group Operations Plan Review
- FAQ
- BHC email address

Recommendation: Two Sites



Constituent
Concerns

Site Readiness

Environmental
Constraints

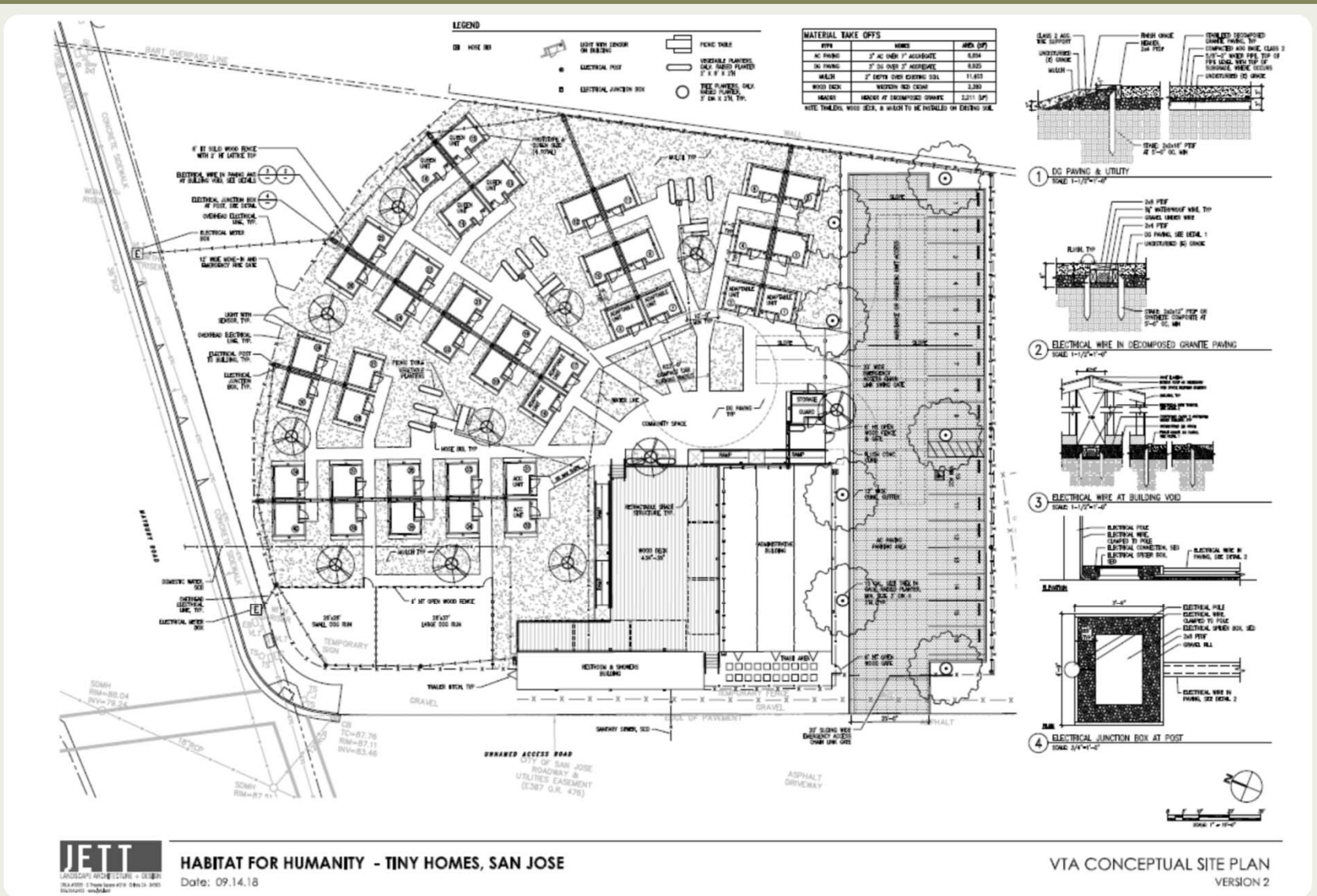
Accessibility to
Services



Emergency Sleeping Cabins



City of San José Department of Housing



BHC COSTS

13

Development	Preliminary Cost Projections	Revised Cost Per Site (40 Cabins)
Direct an Construction Costs		
Site Development	\$1,775,000	\$990,000
Community Facility Buildings	\$400,000	\$300,000
Emergency Sleeping Cabins	\$750,000	\$260,000
General Conditions	Included in Development	\$280,000
Subtotal	\$2,925,000	\$1,830,000
Indirect Development and Construction Cost		
Habitat Overhead	Not Included	\$320,000
Total Development	Not Included	\$2,150,000
Construction Contingency	Not Included	\$430,000
Total Development with Contingency	Not Included	\$2,580,000

Operational Costs

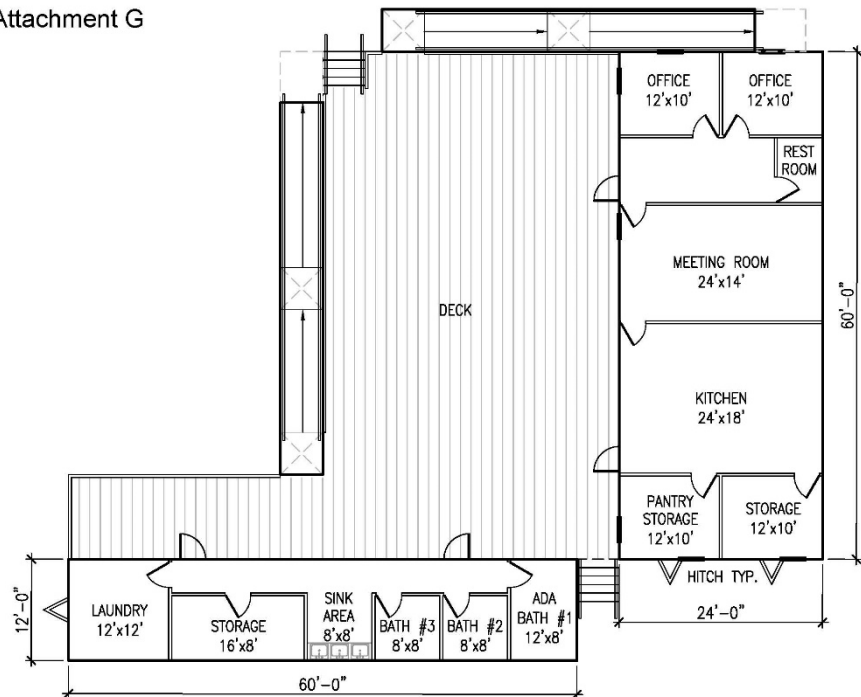
Annual Operation
Expenses

\$690,000

Operations &
Services Staff

\$610,000

Attachment G



BHC Alternatives: Seattle & Oakland



Comparison

	Seattle (Whittier) <i>20 Cabins</i>	Oakland (Northgate) <i>20 Cabins</i>	San Jose (BHC) <i>40 Cabins</i>
Structures	\$5000 - \$7000	\$6,351	\$6,348
Operation Costs	\$218,400	\$517,000	\$690,000
Operations & Staffing	\$516,000	\$327,000	\$610,000
Site Amenities	\$260,000	N/A	\$300,000
Site Infrastructure	\$237,000	\$139,120	\$990,000
Total Cost	\$1,350,000	\$1,200,000	\$2,850,000

Next Steps

- Environmental Review **Complete**
- Develop New Building & Development Standards **Complete**
- Draft & Adopt BHC Ordinance **Complete**
- Draft Site Operations & Services Plan **Complete**
- Return to City Council **December 18, 2018**
- Draft Development & Operation/Services Agreements **January 2019**
- Complete Development of First Site **June 2019**
- Completed Development of Second Site **August 2019**

THANK YOU

- Gaby Banks – Housing Department
- Shasta Greene – City Attorney's Office
- Aurelia Bailey – Housing Department
- Leif Christiansen – Housing Department
- Reema Mahamood – Planning Division
- James Son – Building Division
- Peng Li – Building Division
- Ray Simpson – Fire Department
- Rene Ramirez – HomeFirst
- Andrea Urton – HomeFirst
- Karen Gillette – CFSV
- Phil Mastrocola – CFSV
- Kevin Elliot – Habitat
- Hamid Taeb – Habitat
- Audrey Murray – Habitat
- Paul Pannell – Gensler
- Meta Carnahan -- Gensler



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