

# Bridge Housing Communities (BHC)

San José City Council  
December 18, 2018  
Item 4.2

Jacky Morales-Ferrand  
James Stagi  
Ragan Henninger

# AB2176

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

# Goal

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



# City Responses to Homelessness

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**Housing Based Solutions**



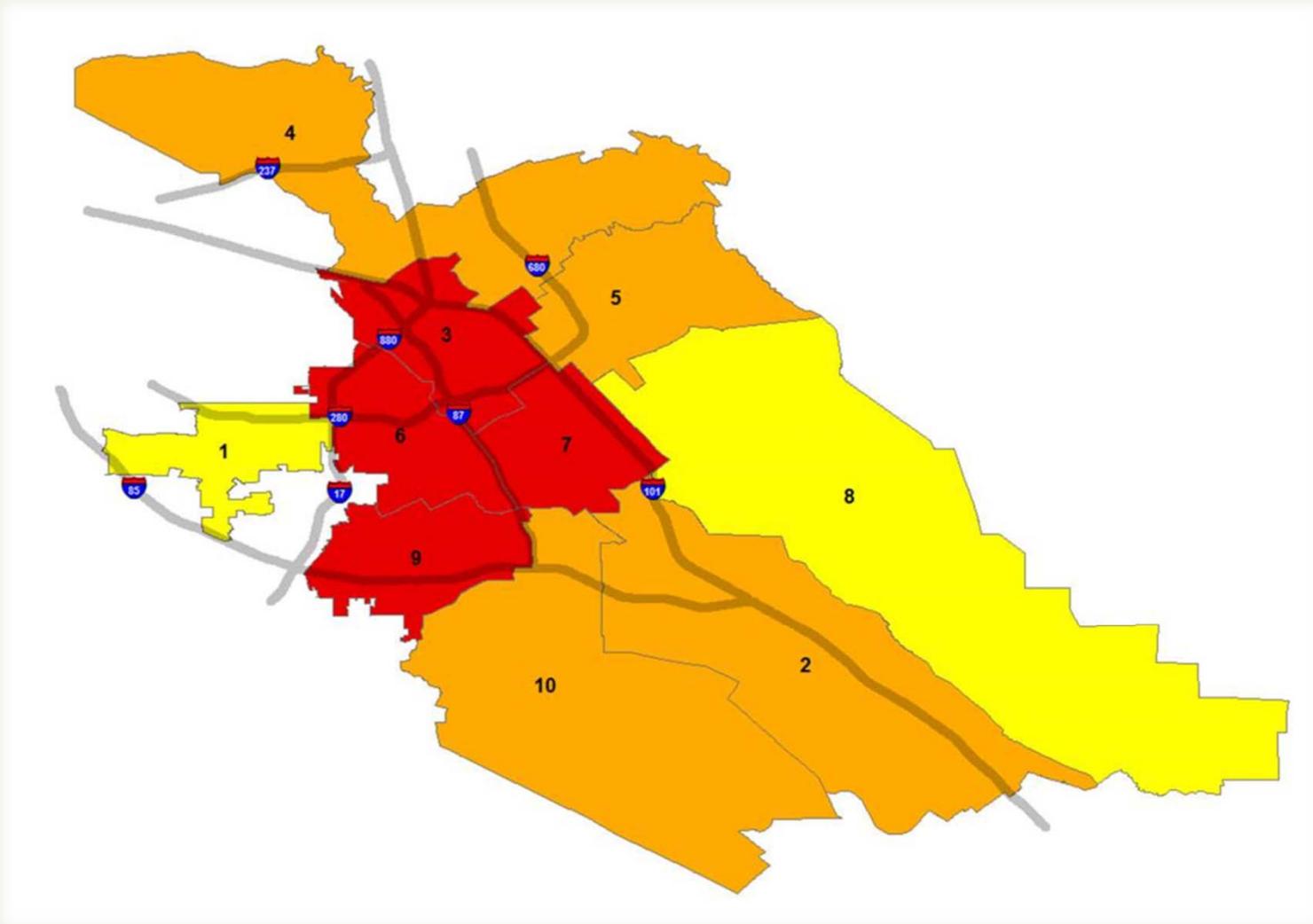
**Interim Housing**



**Crisis Interventions**

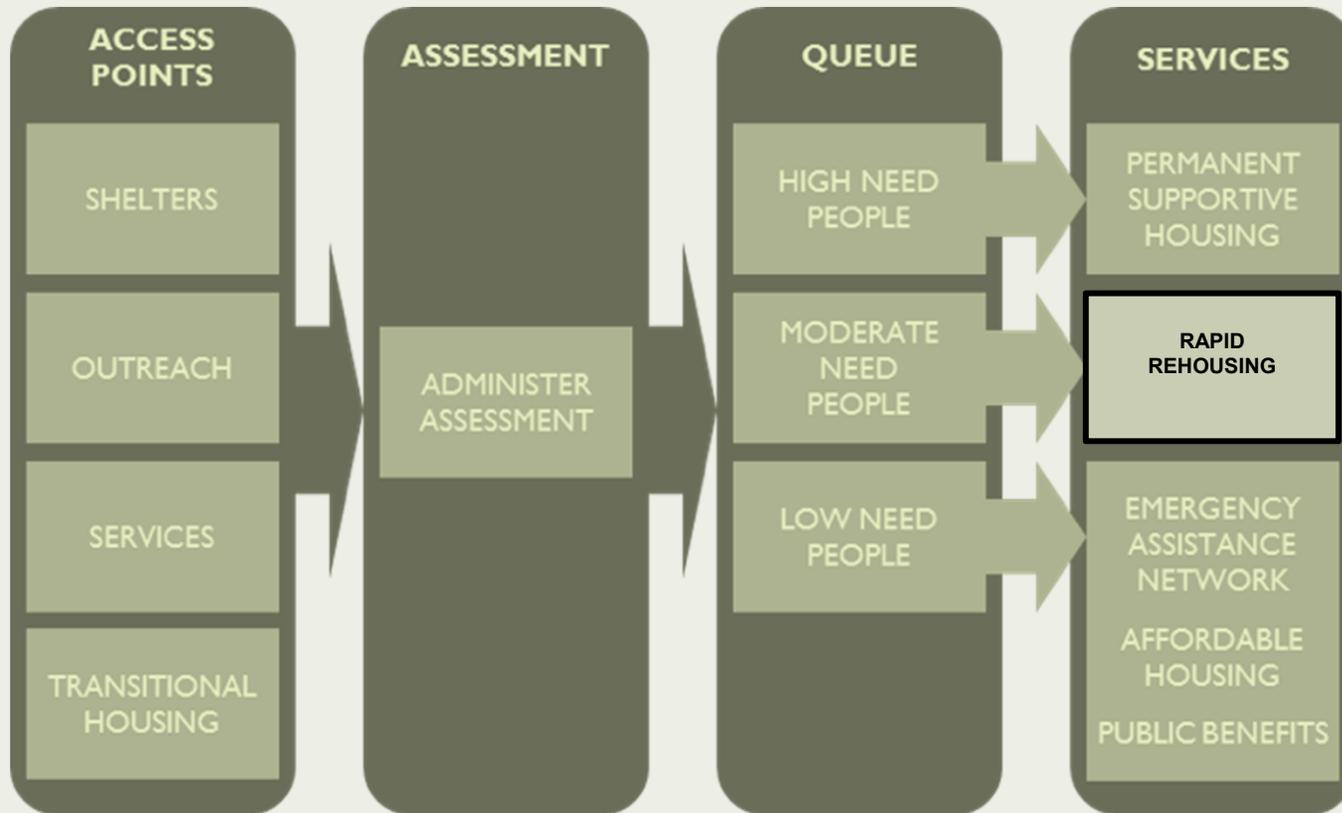
# Impacts of Homelessness

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# Who Will be Housed In BHC?

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# Rapid Rehousing

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## 1450 Systemwide Capacity

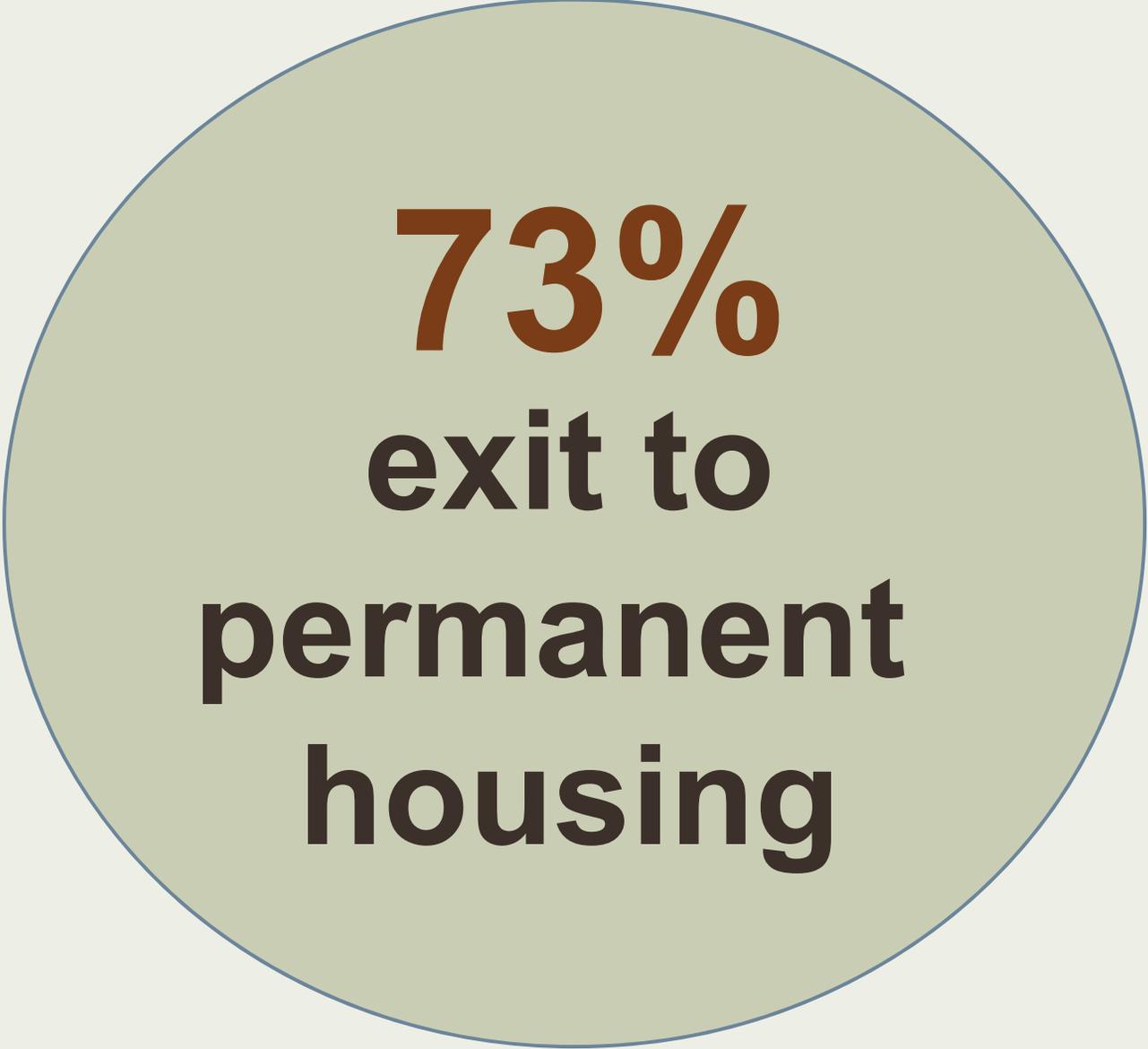
June 30, 2018

1,015 enrolled

611 housed

400 need interim housing





**73%**  
**exit to**  
**permanent**  
**housing**

# Community Outreach

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- 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

Development	Preliminary Cost Projections	Revised Cost Per Site (40 Cabins)
<b>Direct an Construction Costs</b>		
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
<b>Subtotal</b>	<b>\$2,925,000</b>	<b>\$1,830,000</b>
<b>Indirect Development and Construction Cost</b>		
Habitat Overhead	Not Included	\$320,000
<b>Total Development</b>	<b>Not Included</b>	<b>\$2,150,000</b>
Construction Contingency	Not Included	\$430,000
<b>Total Development with Contingency</b>	<b>Not Included</b>	<b>\$2,580,000</b>

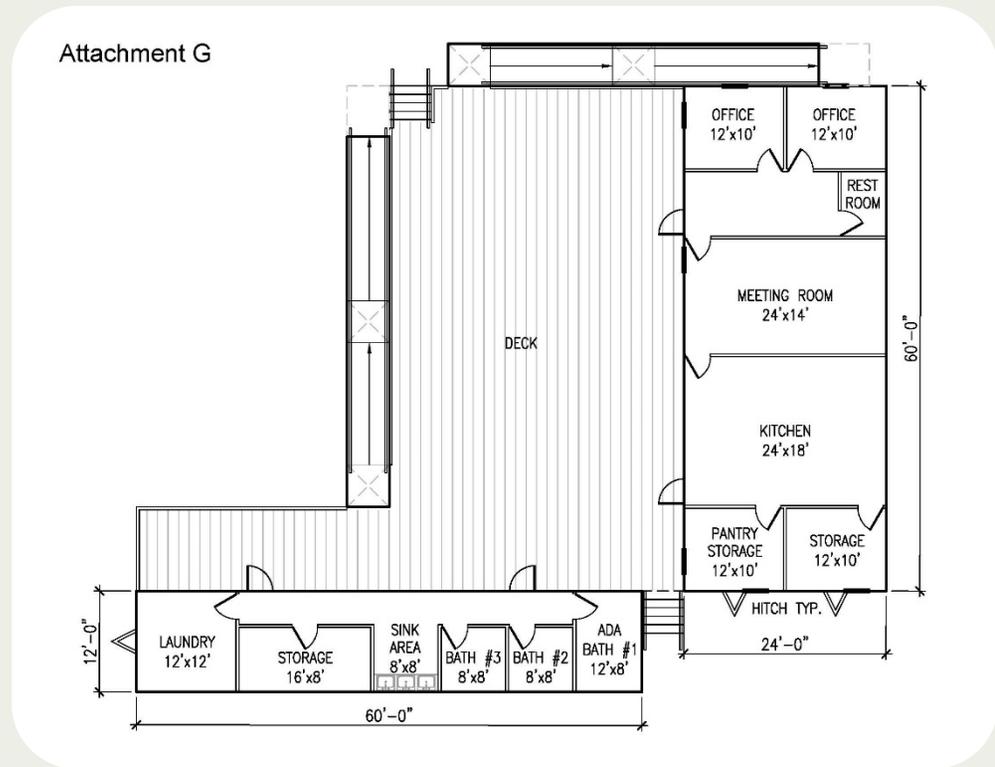
# Operational Costs

Annual Operation Expenses

**\$690,000**

Operations & Services Staff

**\$610,000**



# BHC Alternatives: Seattle & Oakland

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# 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
<b>Total Cost</b>	<b>\$1,350,000</b>	<b>\$1,200,000</b>	<b>\$2,850,000</b>

# Next Steps

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- 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

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- 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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