



Housing

Status of Lease Negotiations with Caltrans for a Bridge Housing Community

City Council

November 5, 2019

Item: 4.1

Jacky Morales-Ferrand

Director, Housing

Lee Wilcox

Chief of Staff to City Manager

James Stagi

Acting Division Manager, Housing

Bridge Housing Background

- 🏠 **AB2176**
- 🏠 **Council Authority
December 2018**
- 🏠 **Shelter Crisis
Declaration**



Lease Negotiations Timeline

Date	Action
October 2018	City sends initial comments and review of air space lease to Caltrans
October 2018 – June 2019	Lease negotiations (District 4 Team)
July 2019 – present	Caltrans Headquarters Team takes over lease negotiations
September 2019	Caltrans introduces new and problematic lease terms. City Manager sends letter to Caltrans requesting response.
October 18, 2019	San Jose sends updated lease revisions



Unresolved Lease Provisions

🏠 **Caltrans Insurance requirements**

🏠 **Unreasonable assignment of liability**



Revised Timeline

Date	Action
January 2020	Execute Lease – Must Obtain California Transportation Commission (CTC) Approval
November 2019 – March 2020	Plan Review – Caltrans, Office of State Fire Marshal, Federal Highway Administration (FHA), Department of Toxic Substance Controls (DTSC)
April 2020 – August 2020	BHC Construction
September 2020	Felipe BHC opening





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