



# Memorandum

**TO:** CITY COUNCIL

**FROM:** Mayor Sam Liccardo  
Vice Mayor Chappie Jones  
Councilmember Raul Peralez  
Councilmember Dev Davis

**SUBJECT:** SEE BELOW

**DATE:** April 3, 2020

*\*Submitted electronically*

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**APPROVED:** *Sam Liccardo Chappie Jones*      **DATE:** *April 3, 2020*  
*Raul Peralez Dev Davis*

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**SUBJECT: SHELTER CRISIS DECLARATION FOR COVID-19 EMERGENCY**

**RECOMMENDATIONS**

1. Ratify the Shelter Crisis Declaration declared previously by the City Manager.
2. Direct the City Manager to reallocate \$17,232,510 of the Homeless Housing, Assistance, and Prevention (HHAP) funds towards the lease, purchase, and/or construction of emergency housing, including prefabricated modular units, during the declared Shelter Crisis for individuals impacted by the COVID-19 pandemic, including:
  - a. \$13,000,000 that was previously directed for the development and operations of a potential navigation center
  - b. \$4,232,510 that was previously directed for innovative housing solutions

**DISCUSSION**

The COVID-19 pandemic exacerbates the immediate need for non-congregate housing for COVID-19 positive and exposed residents who cannot currently self-quarantine, either because they live in overcrowded housing, at shelters, or in homeless encampments.

A State mandate compels the City and County to thin our shelter populations to allow for physical distancing. Prior to the pandemic we had only 849 shelter beds available in San Jose for 5,117 unsheltered residents, and City staff has worked around the clock to expand shelter

capacity for hundreds of homeless individuals at Parkside Hall, South Hall, and with the 104 trailers provided by the State.

Of course, that shelter will address only a small fraction of the need. Building emergency non-congregate housing in the next few weeks could help, particularly as the need increases to find locations for infected or exposed residents to live temporarily, separated from others. Moreover, when the emergency passes, residents of Parkside Hall, the South Hall tent, and other makeshift shelters will be pushed back to the street – unless we contemporaneously expand our emergency and transitional housing capacity.

On March 18<sup>th</sup>, Governor Gavin Newsom issued an Executive Order that provides local flexibility to erect emergency housing funded through the HHAP program, specifically waiving CEQA requirements for such housing. The Mayor’s March 30, 2020 memo directs the City Manager and City Attorney to issue a determination confirming that the City Manager may expedite City procurement, permitting, and land use processes for the purpose of constructing emergency housing.

The Mayor’s Office—working in partnership with highly respected construction experts Mike Blach of Blach Construction and Jon Ball, formerly of Hensel Phelps— has had discussions with several providers of prefabricated modular units, with a focus on product immediately ready for lease or purchase – including more than 2,000 bedroom units utilized in past emergencies and on disassembled work sites. Information and proposals from those initial conversations have been forwarded to the City Manager and EOC directors for consideration. If we act swiftly, we can leverage HHAP funding and expedited state and city processing to address our COVID-19 crisis today, and rapidly expand emergency and transitional housing capacity for the future.