

**8/15/23 San José City Council**

**Item 3.4**

**Soft Story Seismic Retrofit Program Application for  
the Federal Emergency Management Hazard  
Mitigation Grant Program Funds**

*Lisa Joiner, Deputy Director, Department of Planning, Building, and Code Enforcement*

*Ray Riordan, Director, City Manager's Office of Emergency Management*

*Rosalynn Hughey, Deputy City Manager and Acting Housing Director*

# Background

## ***City Council Direction***

**2014:** City Council directed staff to study and address soft story buildings

**2017:** City Council ranked the development of a soft story retrofit program as the City's overall 8th policy priority

## ***California Office of Emergency Services Hazard Mitigation Program Grant***

**2018:** City submits grant application

**2019:** Grant application forwarded to Federal Emergency Management Agency (FEMA)

**2021:** Grant awarded to City

## ***City Starts Developing Mandatory Soft Story Retrofit Ordinance and Implementation Program***

**2022:** City contracted with consultant to conduct an inventory analysis; research similar programs in other cities, and assist with ordinance development and program implementation

**2023:** City starts outreach and engagement with building owners, residents, and community-based and stakeholder organizations

# The Problem

## “Soft Story” buildings are unsafe

Soft story buildings have a high risk of damage or collapse during an earthquake. In short, they are NOT safe. The risk that they pose can be disastrous, because they can...

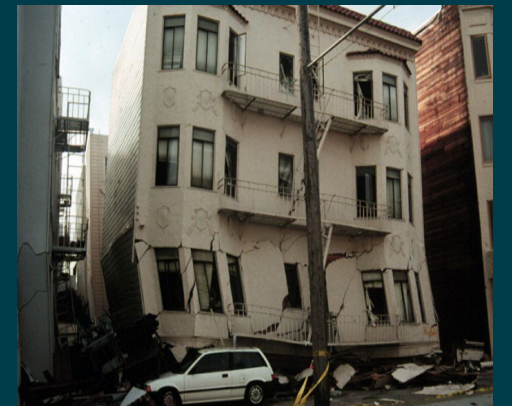
**Threaten lives** of people living in them

**Start fires** that spread to neighboring buildings

**Cause financial loss** to building owners and tenants

**Displace people** or force tenant relocation

**Delay the City’s recovery**



# Existing Grant

## Phase 1

- Inventory of potential soft story buildings
- Draft mandatory soft story seismic retrofit ordinance
- Outreach and engagement with building owners and residents
- Draft compliance program
- Draft rebate pilot program

## Phase 2

- Implementation of compliance program and rebate pilot program





# New Grant

- \$25 million
  - 75% from FEMA mitigation grant administered by the California Office of Emergency Services Hazard Mitigation Program Grant
  - 25% Non-federal, Local Match
  - Adds funding to rebate pilot program



# Recommendation

1. Apply to the California Office of Emergency Services Hazard Mitigation Grant
2. Allocate an amount not to exceed \$6,250,000 for the duration of the grant, subject to the appropriation of funds, as a local match
3. Negotiate and execute the Hazard Mitigation Program Grant application package including the State of California Standard Agreement

# Next Steps

- ❑ **August 2023** – conclude pre-ordinance engagement
- ❑ **September 2023** – Housing and Community Development Commission
- ❑ **October 2023** – Community and Economic Development Committee
- ❑ **Late Fall 2023** – City Council

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