



Quick Build - Emergency Interim Housing Report

Matt Cano
Director – Public Works

City Council

Jacky Morales-Ferrand
Director – Housing

June 21, 2022

Item 8.6

Jim Ortbal
City Manager's Office



James Stagi
Housing Development
Administrator – Public Works

Goals and Direction from Mayor & City Council



- 1,000 Pandemic-Era EIH Units/Beds
- 300 HomeKey Units
- Sites across Six City Council Districts
- Funding to Develop and Operate
- Efficient and Effective Operations and Services
- Service Coordination with County



Mayor and Councilmember Memos

- Memo from Mayor Liccardo, CMs Peralez and Foley
- Memo from Councilmember Cohen



Progress to Date

BHC/EIH Development	City Council District	Number of Units	Number of beds
Complete			
Felipe Bridge Housing Community	7	40	40
Monterey at Bernal Emergency Interim Housing	2	78	78
Rue Ferrari Emergency Interim Housing	2	82	118
Evans Lane Emergency Housing	6	49	121
Under Construction			
Guadalupe Emergency Interim Housing (Lot -E)	3	76	76
Sub-Total		325	433
HomeKey Application Pending HCD Award			
Branham and Monterey EIH	2	204	204
Total		529	637

Project HomeKey Interim	City Council District	Number of Units	Number of beds
Acquired			
SureStay Hotel	6	76	76
HomeKey Application Awarded			
Arena Hotel	6	89	89
Pavilion Inn	3	43	43
HomeKey Application Pending HCD Award			
Pacific Motor Inn	3	72	72
Total		280	280

Site Evaluation Process

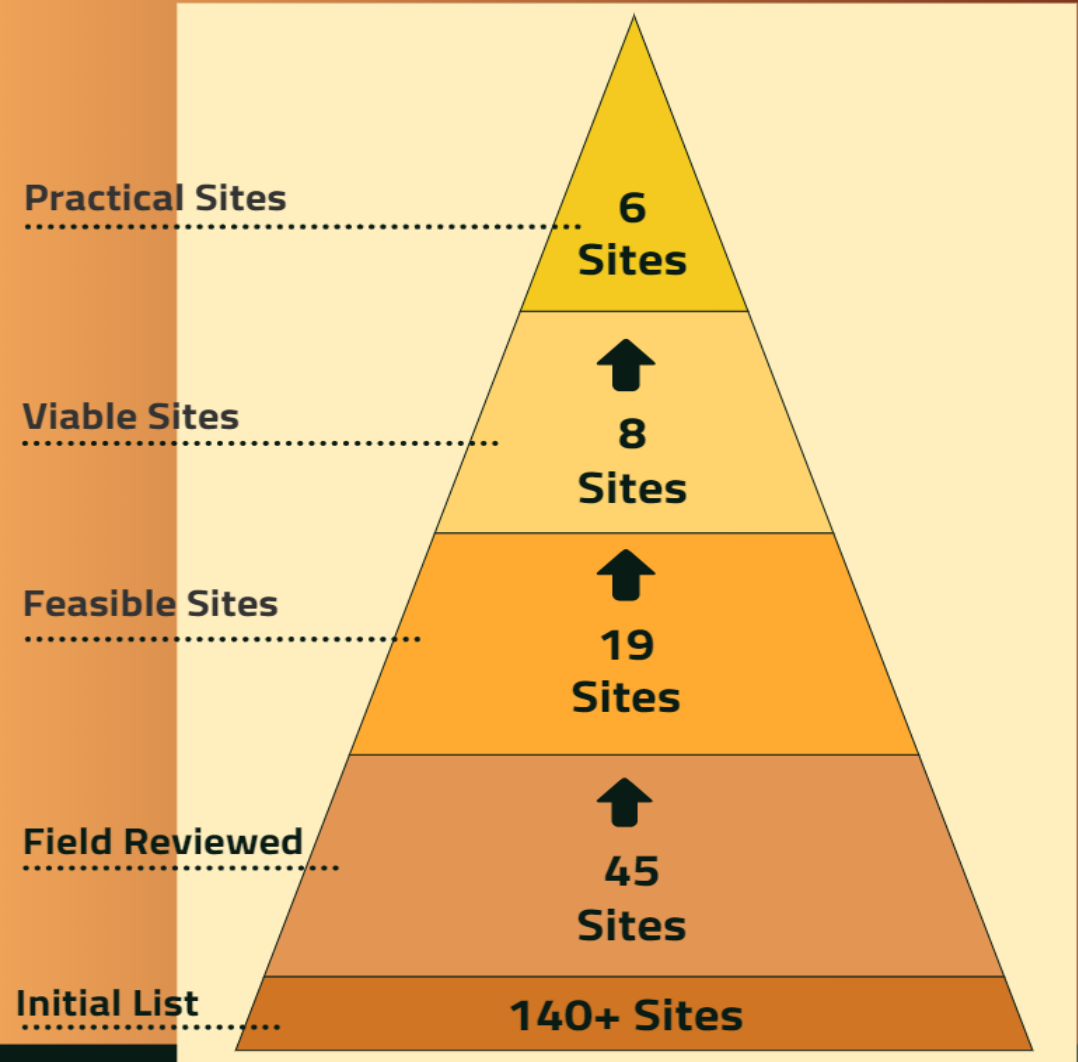
■ Rules Committee/CMO Direction:

- *Use existing BHC/EIH Site List*
- *Add more Caltrans sites*
- *Expand existing EIH sites*
- *No private sites on the list*

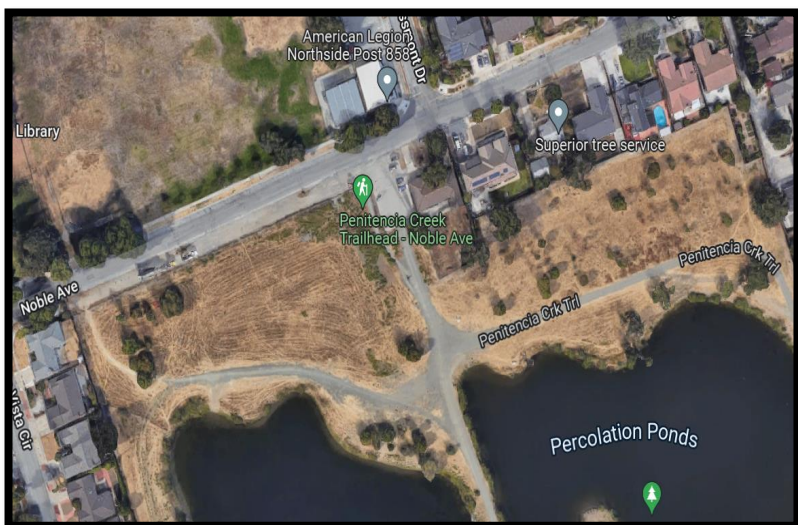
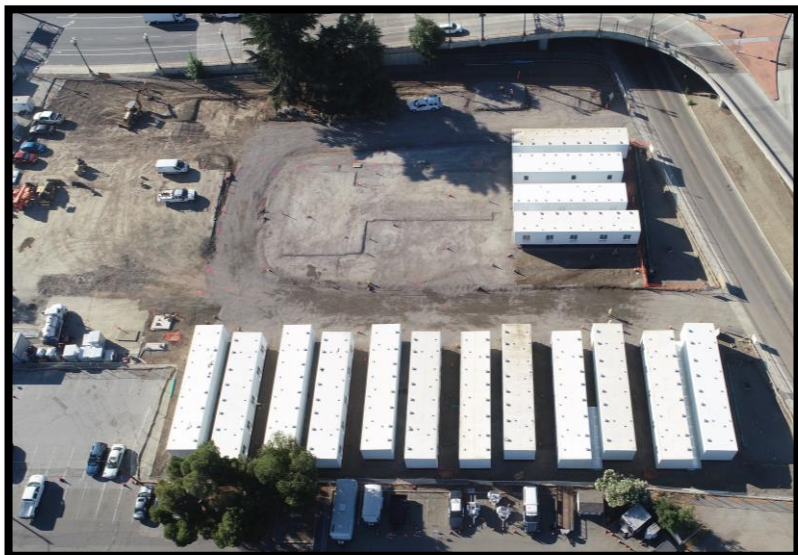
■ Site Conditions

■ Site Characteristics

EIH/Quick Build Site Search



Site Recommendations & Selection



Site	Council District	Owner	Projected Units/Beds
1. Guadalupe (Expansion)	3	City	20
2. 101/Rue Ferrari (Expansion)	2	Caltrans	100
3. Noble Ave (New)	4	City	100
4. 85/Great Oaks (New)	10	Caltrans	100
5. 680/Jackson (New Future)	5	Caltrans	50
6. 85/Prospect (New Future)	1	Caltrans	30
Total = 6 sites			Goal = 400

Recommended Expansion Sites – Immediate Priorities



Guadalupe EIH (Lot-E) Expansion

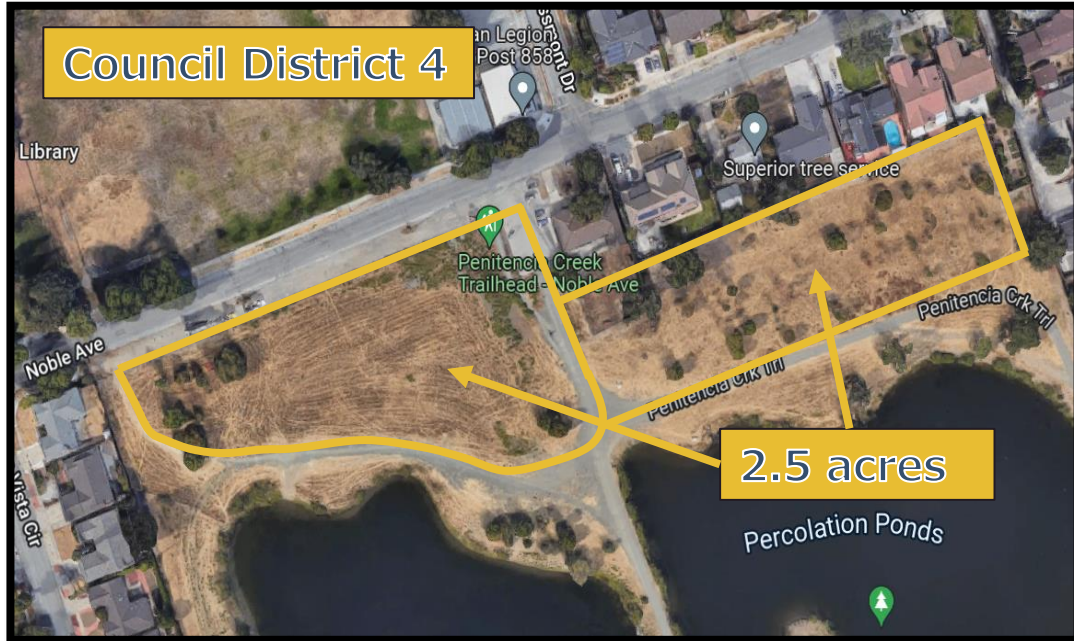
- City Owned
- 0.5 Acre Expansion Area
- Units/Beds Projection – 20
- Flat, Accessible, Site Under City Control

Rue Ferrari Expansion

- Caltrans Owned
- 4+ Acre Developable Area
- Units/Beds Projection – 100
- Flat, Accessible, Caltrans Coordination



New Site Recommendations – Immediate Priorities

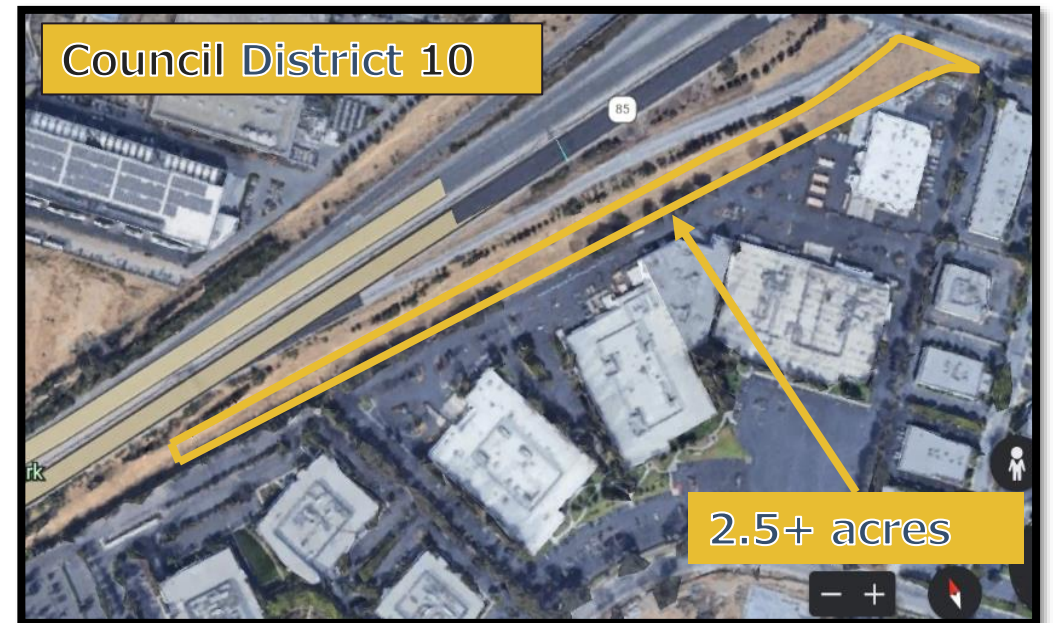


Noble Ave

- City Owned
- 2.5+ of Developable Area
- Units/Beds Projection – 100
- Flat, Accessible, Proximity Concerns

85 Off-Ramp at Great Oaks Blvd

- Caltrans Owned
- 2.5+ of Developable Area
- Units/Beds Projection - 100
- Flat, Accessible, Setback Challenges



New Site Recommendations – Future Priorities

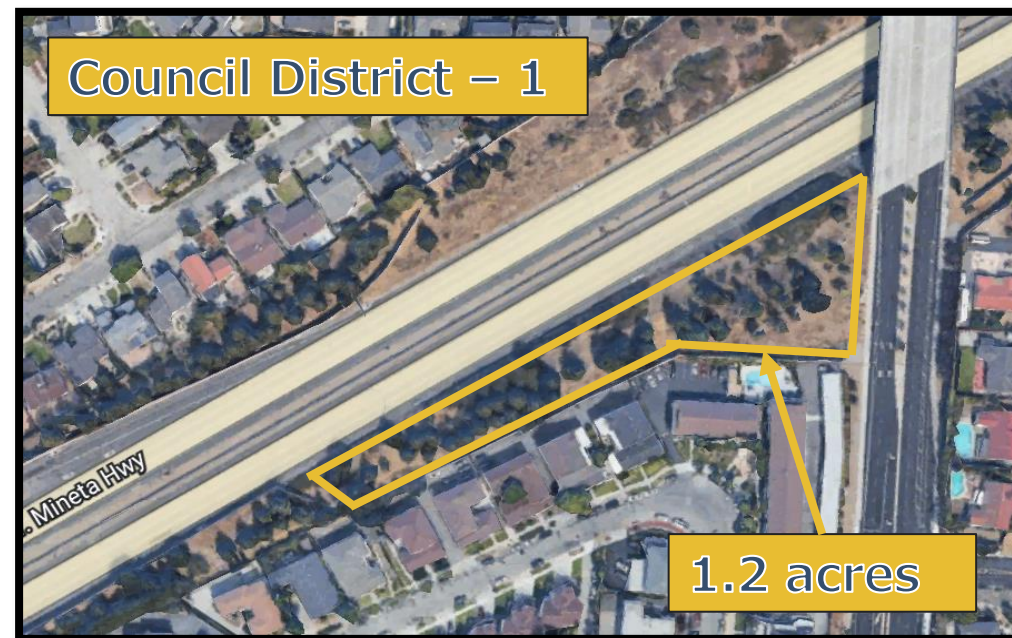


680 Off-Ramp at South Jackson

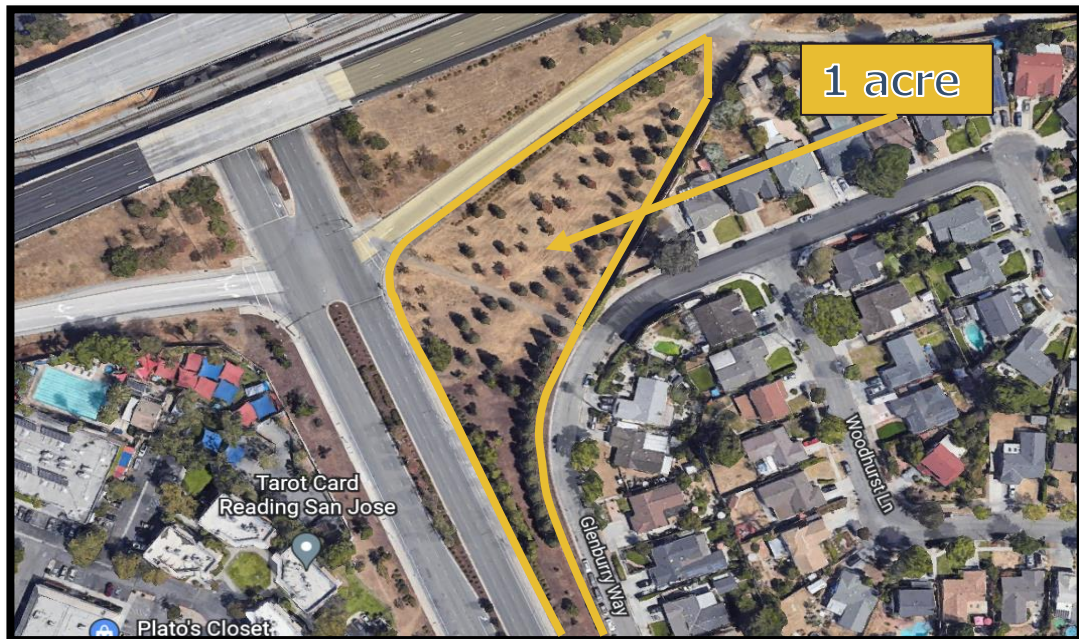
- Caltrans Owned
- 1.25+ of Developable Area
- Units/Beds Projected - 50
- Flat, Accessible, Setback Challenges, Limited Unit Yield, Proximity Concerns

Prospect Road at 85

- Caltrans Owned
- 1.2 of Developable Area
- Units/Beds Projected - 30
- Accessible, Narrow, Limited Unit Yield



Policy Alternatives – District 10

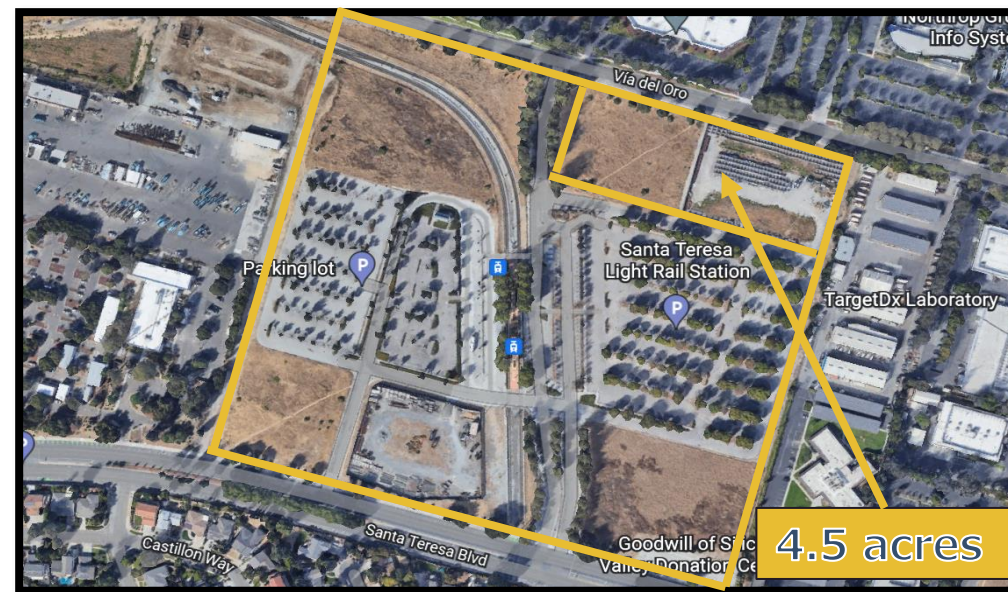


Santa Teresa at Highway 85 On-Ramp

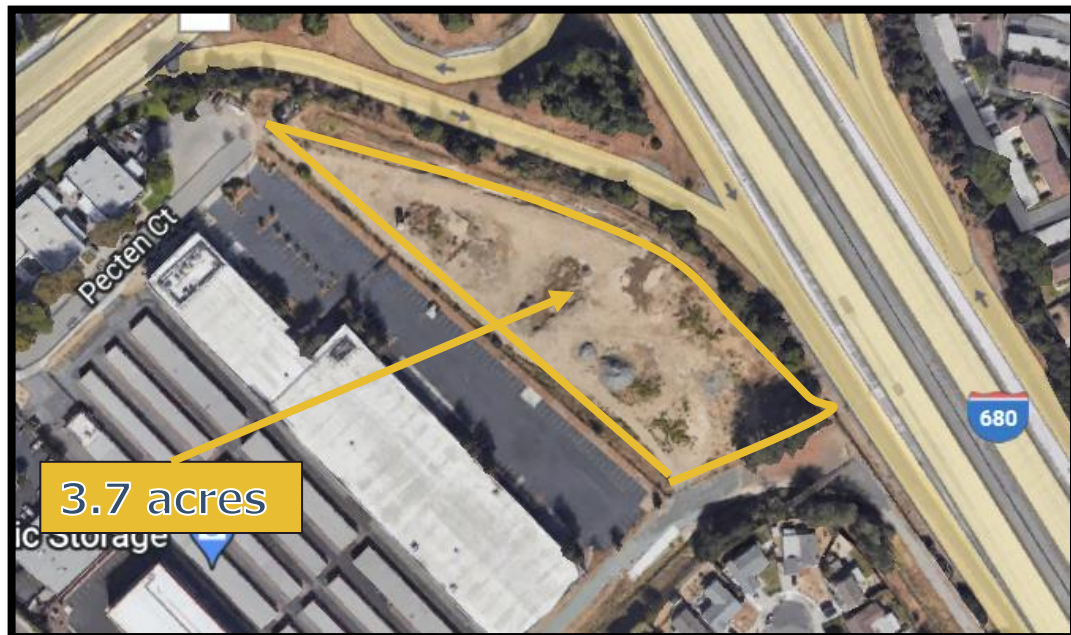
- Caltrans Owned
- 1 of Developable Area
- Units/Beds Projection - 50
- Setback and slope challenges

Santa Teresa Light Rail Station

- VTA Owned
- 4.5 of Developable Area
- Units/Beds Projection - 100
- Large, Flat, Accessible, Potential RV Safe Parking Site



Policy Alternatives – District 4

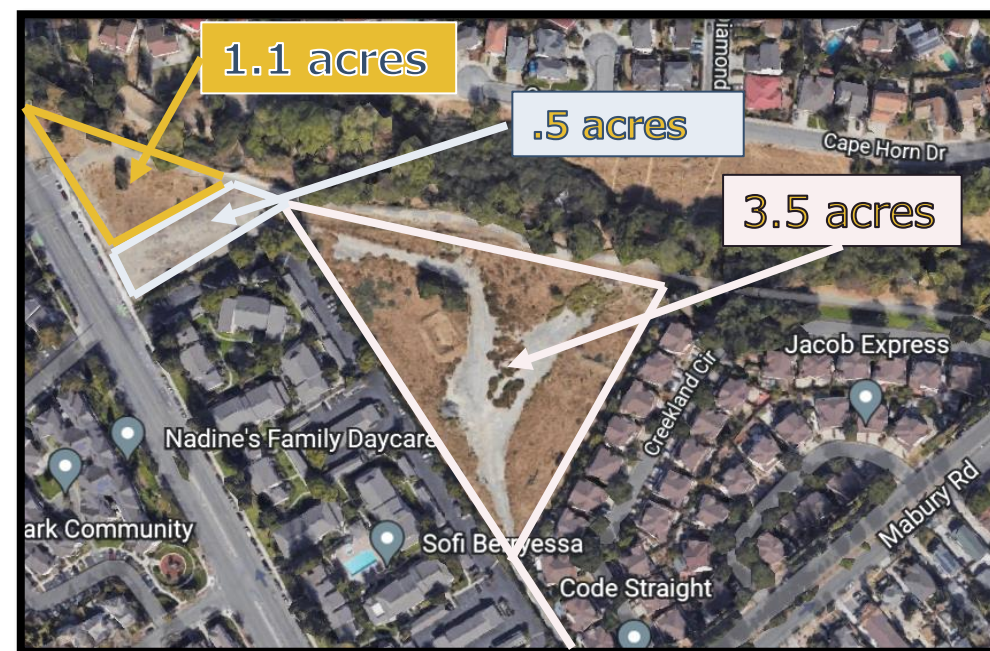


Pecten Court

- SJWCo Sold to Private Developer
- 3.7 of Developable Area
- Units/Beds Projected - 100
- Privately Owned, GP Amendment Proposed

King Road at Mabury Road

- SJWCo, CSJ, SCVWD Owned
- 1.1 of Developable Area
- Units/Beds Projection – 30
- Ownership, Unit Yield Limitations



Funding Site Development & Operations

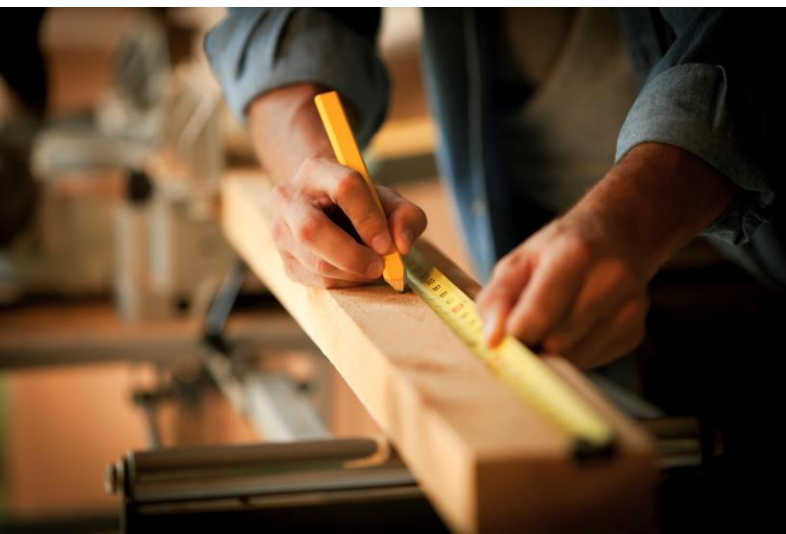
- 2022-23 Budget & MBA#3 approved by City Council
- \$60M Allocation EIH Development & Operations (\$40M [GF \$21.5 ARP \$18.5] + \$20M Fund Balance)
- \$6.2M Measure E Annual Allocations to EIH
- \$15M estimate per new development site (X4)
- \$3.5M estimate annual operating cost per site



Effective and Efficient Operations

- Housing, SF Foundation, Homebase Study
 - Models of Service – Reduce Costs
 - Models of Governance – Engage residents
 - Models that move to permanent housing
- Complete Winter 2022-23, Implement 2023-24
- Sites welcome surrounding unhoused residents
- Extend Legislation

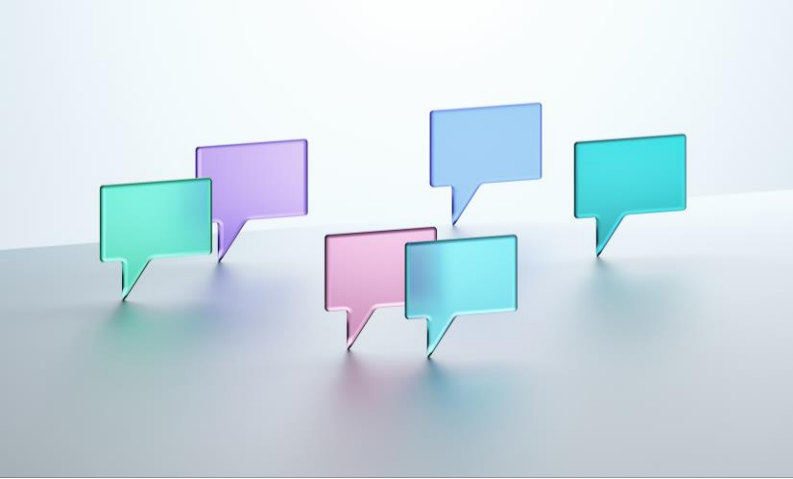




Timing, Capacity, Sequencing of Site Delivery

- Recommend four sites to initiate design and project development in 2022-23
- 2 for expansion, 2 new developments
- Concurrent and sequential work on site control, technical design, procurement, and construction
- Staff capacity will flow to sites that have clear path of control, to design completion, and construction
- City Manager's Office will lead efforts on sites that have site control challenges, development obstacles, etc

Public Notification and Outreach



- History of Past Notification and Outreach Efforts
- 2015 and 2020
- Community Advisory Committee's in D6, D2, and D3
- Typically surrounding neighborhoods and communities oppose BHCs/EIH (fear of unknown)
- Recommend Case by Case Approach - Mayor's Office, Council Office, and City Administration



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