

# Supportive Parking and Emergency Interim Housing System Expansion & 1300 Berryessa Rd Lease Agreement



**City Council Items 8.4 & 8.5**  
**June 6, 2023**

**Omar Passons**

*Deputy City Manager, Office of the City Manager*

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# Big Picture– Urgent Supportive Help

- ▶ Mayor and Council direction for Interim Housing and Other Solutions
  - ▶ All districts
  - ▶ Testing new approaches – helping decrease unsheltered homelessness
- ▶ Part of the Continuum – Effort continues on Prevention and Permanent Housing
- ▶ Actions informed by unhoused people
- ▶ All hands, all focus, all urgent attention
  - ▶ Planning, Public Works, Housing, SJ Police, SJ Fire, Economic Development, PRNS, DOT, CMO, etc.
    - ▶ Environmental review, real estate analysis, site design, unhoused engagement and program design, fire & community safety on site, right-of-way management, beautification, waste services, etc.
    - ▶ Intense, ongoing, thoughtful work

# Scope of Need

## ► 2023 San Jose Point in Time Count

**6,340**

Individuals  
Experiencing  
Homelessness in  
San José



**4,411**  
Unsheltered



**1,929**  
Sheltered

# Background – Scope of Need

400+

There are **at least**  
400 lived in RVs in San  
José



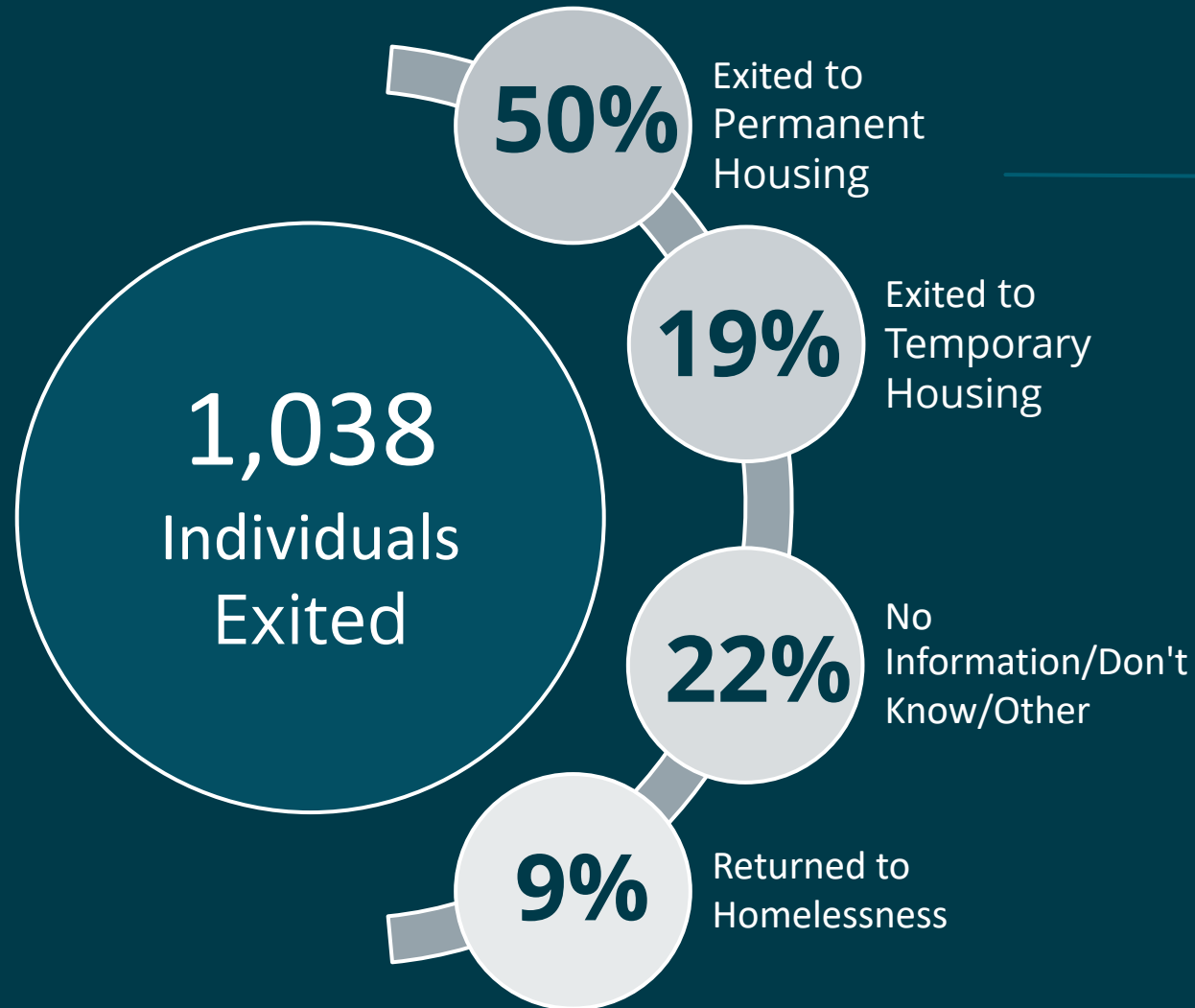
# What are Emergency Interim Housing Communities?

- ▶ Goals are:
  - ▶ (1) to give people quality shelter out of encampments;
  - ▶ (2) transition people into permanent housing
- ▶ Provides participants with private rooms with shared kitchens and laundry facilities
- ▶ Participants have access to services (case management, medical and mental health referrals, job placement assistance)



# Success of Emergency Interim Housing

1,395 Total Individuals Served as of June 1, 2023



*69% exited to a successful destination*

*Data Timeframe:  
January 2020 – June 2023  
Sites: Evans Ln, Felipe, Mabury,  
Bernal, Rue Ferrari*



# What is Safe Parking?

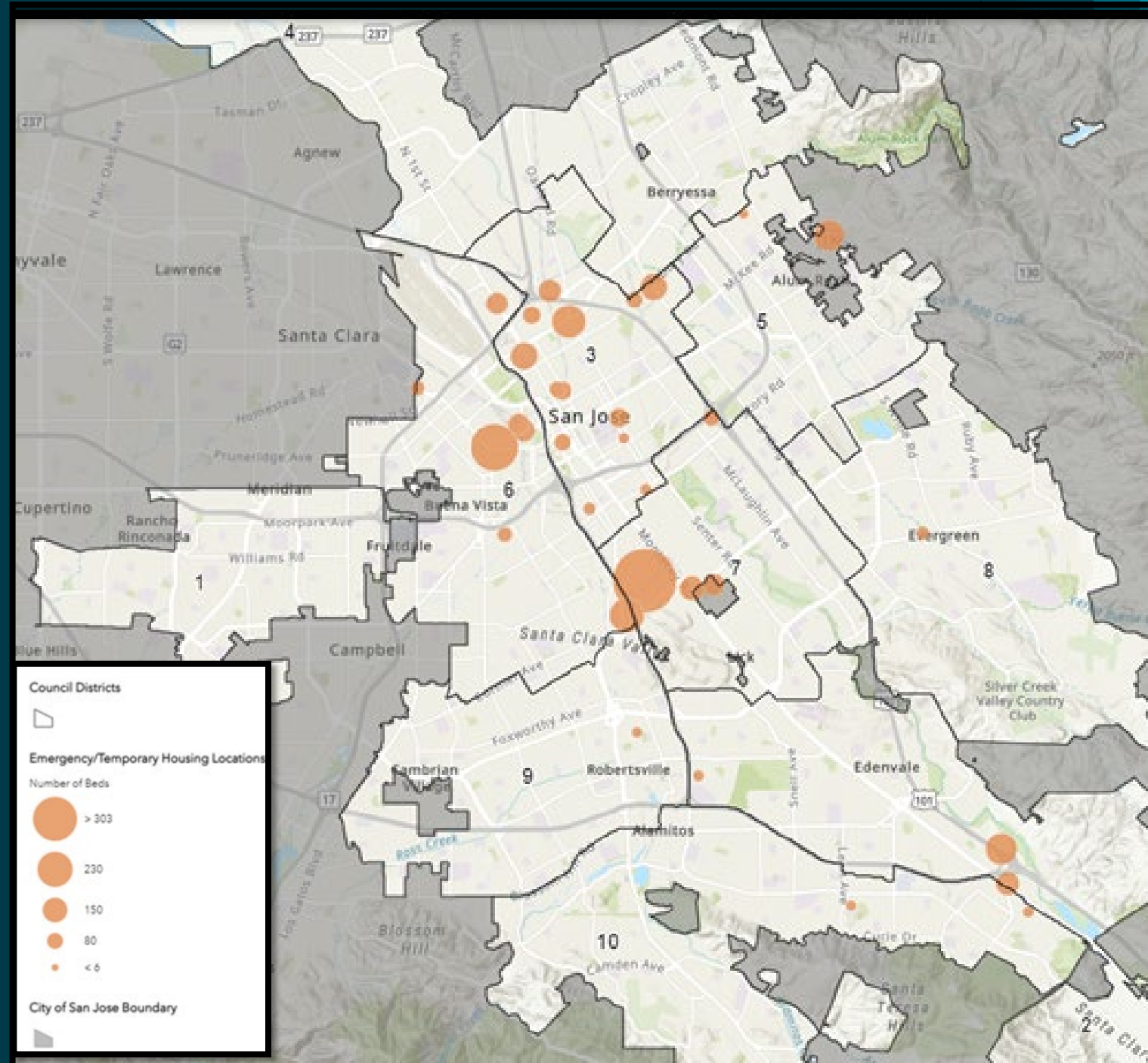
- ▶ Managed 24/7 by a social service provider
  - Site control: access by referral only
- ▶ Access to basic needs & social services
- ▶ Safe, secure place to park off-street temporarily
  - Good neighbor policy & quiet hours (10 pm- 7 am)



# A Citywide Approach – Emergency Housing System

## Map of Emergency Shelter, Group Shelter Transitional Beds (includes EIH/BHC)\*

- Existing emergency shelter inventory primarily in City Center
- Recent and planned expansions increase equitable distribution & access across the City



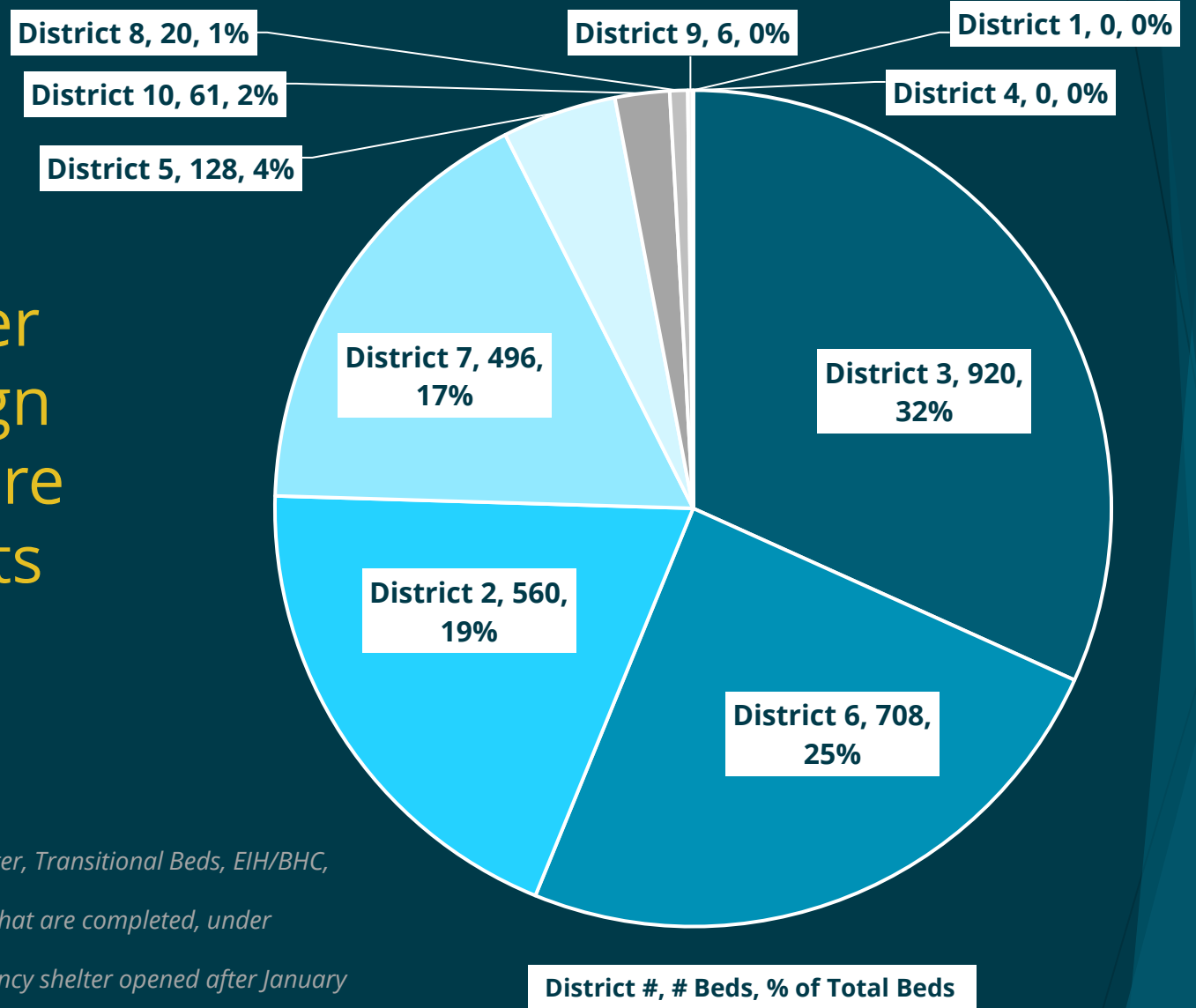
*\*Source: 2021 Housing Inventory Count,  
data as of November 2022*



# A Citywide Approach – Emergency Housing System

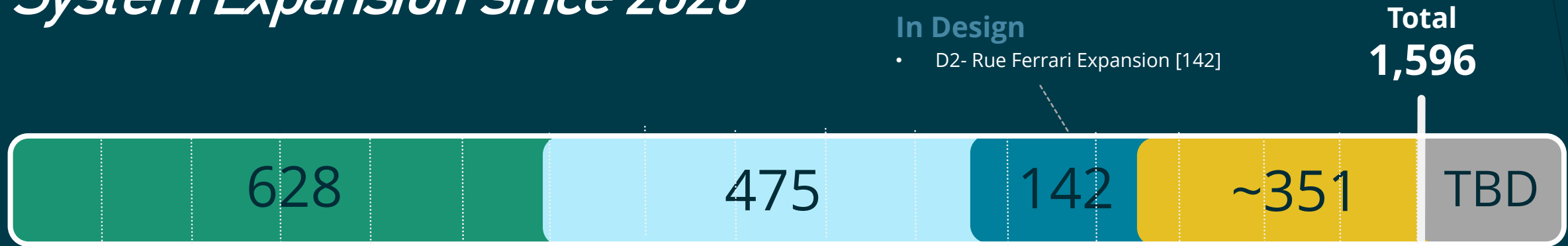
## Distribution of Emergency Shelter\* Beds by City Council District

~74% of completed, under construction, and in-design Emergency Shelter Beds are in the City Center (Districts 3, 6, and 7)



- \*Shelter includes Emergency Shelter, Group Shelter, Transitional Beds, EIH/BHC, Supportive Parking, Hotel/Motel Conversions
- Data Timeframe- As of June 2023, includes sites that are completed, under construction and in design
- Dataset may not include new county-run emergency shelter opened after January 2023

# City EIH, Hotel/Motel Conversions, & Safe Parking System Expansion since 2020



## Completed

- D2- Monterey/Bernal, EIH [78]
- D2- Rue Ferrari, EIH [118]
- D3- Mabury Rd, BHC [40] D3- Guadalupe [96]
- D3- Sure Stay Hotel, Hotel Conversion [76]
- D3- The Plaza, Hotel Conversion [43]
- D6- Evans Ln, EIH [121]
- D6- Casa De Novo, Hotel Conversion [56]
- D7- Felipe Ave, BHC [40]

## Recommended Sites for Council Approval

- D4- Cerone [~104]
- D9- Cherry Avenue [~96]
- D2- Bernal and Hwy 101 [Backup Sites]
- D10- Via Del Oro [~75]
- D3- Berryessa Rd Parking [~76-85]

## Under Construction/In Development

- D3- Monterey & Branham [204]
- D3- Pavilion Inn, Hotel Conversion [43]
- D3- Pacific Motor Inn, Hotel Conversion [72]
- D6- Arena Hotel, Hotel Conversion [89]
- D10- VTA Santa Teresa Parking [42 RVs, 25 cars]

## Previous Council Approval, Potential Alternate Sites

- D1- 85/Prospect [~40]
- D5- 680/Jackson [~60]
- D10- Cottle Rd [~100]
- D10- 85/Great Oaks [~100]
- D10- 85/Santa Teresa [~40]

# Siting Safe Parking

Recommendation: Pursue the 1300 Berryessa Road site for a Supportive Parking program for recreational vehicles (RVs) and cars

## “Berryessa Rd” site

Council District: 3

Location: 1300 North Berryessa Rd

Developable area: 6.325 Acres

Owner: Privately Owned



- **Lease proposed at 6.325-acre site at 1300 Berryessa Road**
  - Initial term of 122 months commencing June 30, 2023 and expiring August 31, 2033
    - Includes two-month abated rent period
    - 5-year option to extend at the end of the term, subject to subsequent Council approval
  - Total cost of lease without the 5-year option estimated at \$18,911,427.49
    - Lease starts at \$0.39 per square foot, escalating 3.5% annually
    - Base rental cost totals \$15,213,988.03
    - Estimated operating (NNN) expenses of \$3,697,439.46
  - Lease allows for development of a project to support unhoused individuals
    - Adoption of CEQA addendum allows for Supportive Parking project
    - Any other use would require subsequent CEQA evaluation

- Lease remains contingent through July 31, 2023:
  - An air quality health risk assessment is underway; results expected mid-June
  - Soil testing will commence upon lease execution
- City to break lease during contingency window if site is determined to be infeasible for intended use.
- Landlord to cover additional construction costs related to soil testing over \$400,000.



# Governor's State Small Homes Initiative

- ▶ Announced March 2023
- ▶ State of California leading and funding initiative to identify sites, design and deliver interim shelter housing in select CA cities
  - ▶ Cerone and Cherry Avenue are the priority sites for this initiative



Rich Pedroncelli/AP Photo

# Siting Emergency Interim Housing- State Small Homes Initiative

## “Cerone” site

Council District: 4

Location: Southeast corner of Highway 237 and Zanker road

Developable area: approx. 17 acres (City need 2-3 acres)

Owner: Valley Transportation Authority





# Siting Emergency Interim Housing- State Small Homes Initiative

Recommendation: Pursue the Valley Water Cherry Avenue site for Emergency Interim Housing, including an adjacent Water Resources Protection Zone, while continuing to pursue other potential sites throughout the City

## “Cherry Avenue” site

Council District: 9

Location: Cherry Ave between the Almaden Ranch Shopping Center and adjacent to the Guadalupe River

Developable area: 2+ Acres

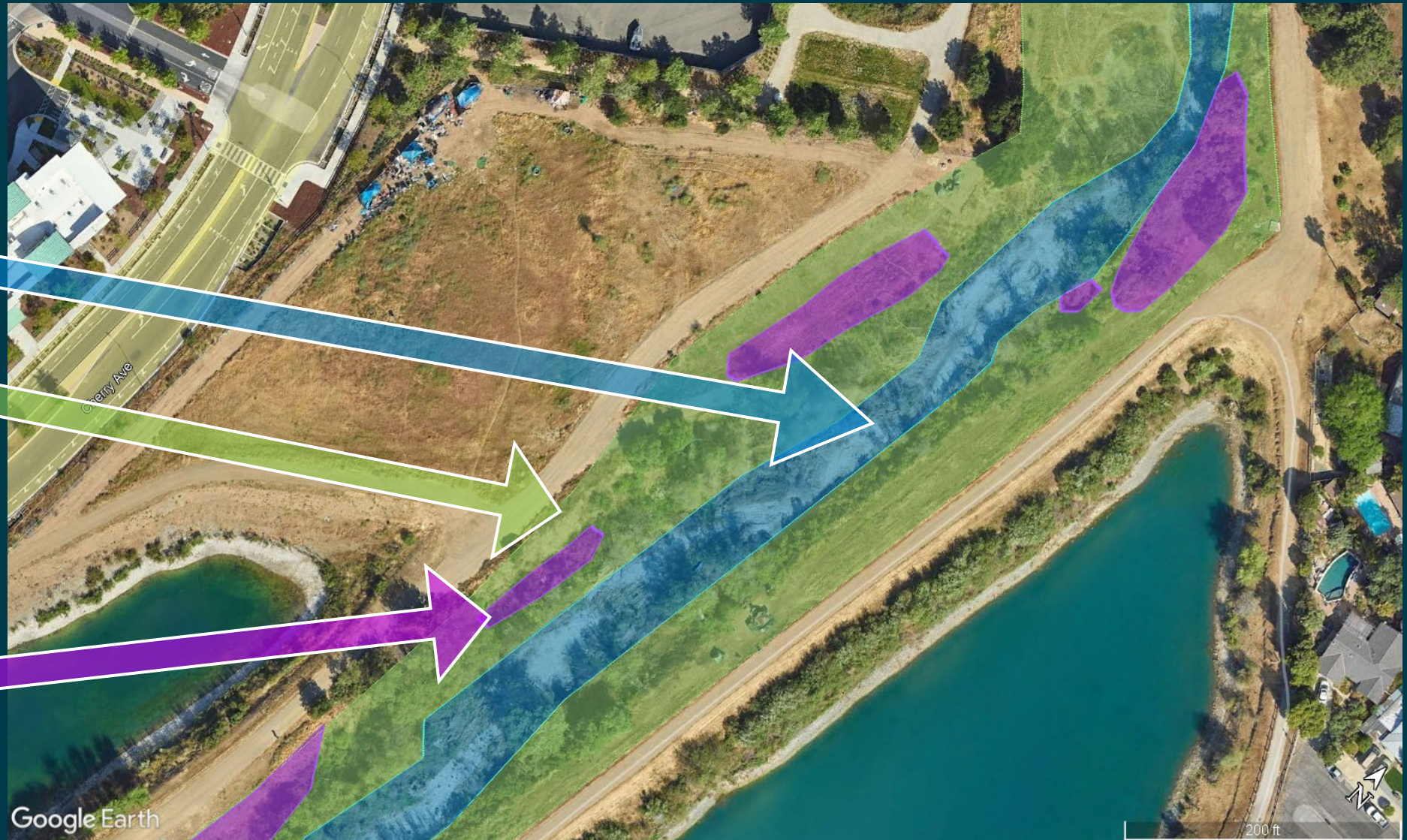
Owner: Valley Water





# Water Resources Protection Zone Guadalupe River (Blossom Hill Blvd to Branham Lane)

- Federally protected Water of the U.S.
- State protected Water of the State
- Valley Water permit-required mitigation





# Siting Emergency Interim Housing

Recommendation: Evaluate and pursue as a back-up option the Bernal Road South at 101 On Ramp and/or the Bernal Road North between 101 and 85 sites for the Governor’s State Small Home Initiative

## “Bernal/101 North & South” sites

Council District: 2

Location: South San Jose

Developable area: 3.9 Acres & 7.5 Acres

Owner: State of California (Caltrans)

NORTH



SOUTH





# Interim Housing - 5-Year Movable Homes Pilot

Recommendation: Evaluate and pursue, if advantageous to the City, the Via Del Oro and San Ignacio Ave site for a philanthropic donation of leased land and buildings for Emergency Interim Housing;

## “Via Del Oro & San Ignacio” site

Council District: 10

Location: southeast corner of the intersection, within the Edenvale Commercial Industrial area

Developable area: 2+ Acres

Owner: Privately Owned



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