

TO: NEIGHBORHOODS COMMISSION **FROM:** Jacky Morales-Ferrand

SUBJECT: AB2176 IMPLEMENTATION **DATE:** April 12, 2017
REPORT

Approved

Date

RECOMMENDATION

The Neighborhood Commission Accept the Housing Department's Report on AB2176 Implementation Activities.

BACKGROUND

On June 28, 2016, the City Council directed staff to solicit proposals through a competitive process to identify an operator for an unconventional structure development that would be consistent with Bridge Housing Communities (BHCs) and Emergency Sleeping Cabins (ESCs) as defined by AB2176. Staff was also given direction to work with each Council District to identify a site where a bridge housing community might be located. AB2176 was signed into law by the Governor on September 27, 2016.

On October 4, 2016, the Housing Department provided the City Council with an Information memo regarding the Work Plan for Implementing AB2176 (See **Attachment A**). In that memorandum, staff indicated that the Department would pursue a formal solicitation to seek designs for potential bridge housing types. This report provides the Neighborhood Commission with an update on the City's progress pertaining to AB2176 activities.

ANALYSIS

Update on Process to Identify a Developer/Operator Team

The Housing Department issued a Request for Qualifications (RFQ) to find a developer/operator for the BHCs on January 13, 2017. Four responses to the RFQ were received by the March 8th deadline. They are being reviewed by a panel that includes staff from Housing Department and the County's Office of Supportive Housing. It is anticipated that a selection will be made by mid-April.

Design Competition Update

The Housing Department has formed a Working Group to provide a broad range of ideas and opinions on how best to proceed with the development and operation of the BHCs. Part of the

Group's role entails serving as panelists to evaluate proposal responses to a design competition for ESCs. Representatives that comprise the Group include: the County; Destination:Home; a former Executive Director of a non-profit affordable housing developer; a nonprofit homeless services provider; and staff from the Housing Department and the Mayor's Office.

Before the design competition process was established, the Housing Department was approached by the Gensler architecture firm with an offer to provide, on a pro bono basis, a design process that involves extensive public participation. Gensler is world-wide company with 30 offices in the United States and 16 more around the world.

The Working Group recommended using this approach instead of the design competition. The design process that Gensler will follow starts with a series of five community meetings around the City called Visioning Workshops. The goal of these sessions is to clarify and understand project objectives of the BHC program. Issues to be discussed include space requirements, image, budget, schedule, planning concepts and strategies as they relate to existing and future facilities. These interactive sessions are intended to help set a clear direction for the program.

Once the objectives of the program have been approved, Gensler will coordinate a participative Design Charrette. This activity will include Housing Department representatives, representatives of end users (i.e., homeless individuals), homeless services providers, members of the community such as design students, representatives from the Neighborhoods Commission, artists from San Jose, other members of the Working Group, and Gensler's design team. Outputs from this process would include one or more final designs for the ESCs and a generic site design for a BHC. It is anticipated that the final design will be completed by June, with prototype ESCs being delivered by September.

Site Identification

The Housing Department obtained a list of city-owned sites from the Office of Real Estate to identify potential sites for an emergency bridge housing community that meets the terms defined by AB 2176. The criteria for site locations are further defined in the October 4, 2016 Information Memorandum. These potential sites are identified in maps provided as **Attachments B**. A list of all the Candidate Sites for Bridge Housing Communities is provided as **Attachment C**. Besides stating the location and size of the sites, this list includes Staff's initial assessment comments pertaining to the previously established criteria for siting these communities.

/s/

JACKY MORALES-FERRAND

Director, Housing Department

For questions, please contact Ray Bramson, Division Manager, at (408) 535-8234.

Attachments





Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jacky Morales-Ferrand

**SUBJECT: WORKPLAN FOR AB2176:
EMERGENCY BRIDGE
HOUSING COMMUNITIES**

DATE: October 4, 2016

Approved

D. D. S. y L

Date

10/4/16

INFORMATION

On September 27, 2016, AB 2176, authored by Assemblymember Nora Campos, was signed into law by Governor Jerry Brown, after passing the Assembly Floor on August 30 by a vote of 73-0 and in the Senate by a vote of 39-0. Effective January 1, 2017, the bill amends the Shelter Crisis Act to authorize a five year pilot program allowing the City of San José, upon a declaration of a shelter crisis, to create emergency bridge housing (bridge housing) for the homeless, which includes temporary housing in new or existing structures on City-owned or City-leased property. The purpose of this information memorandum is to provide Council with a background of the work leading up to the passage of this bill and an overview of the upcoming workplan necessary to fully implement this new program.

BACKGROUND

On April 23, 2014, the Rules and Open Government Committee considered a memorandum from Councilmembers Herrera and Liccardo directing the administration to evaluate the construction of "tiny homes" as an option to provide transitional housing for homeless individuals. The Committee referred the item to the Community and Economic Development Committee (CEDC). On May 19, 2014, the Housing Department provided a verbal presentation on micro-housing developments to the CEDC. The Committee directed staff to return with a comprehensive report on the range of options and available funding to support the development of this interim housing.

On September 5, 2014, the Housing Department provided a comprehensive report to CEDC regarding alternative interim housing solutions. In addition to micro-housing, the Department provided additional analysis and review on prefabricated wood-frame sheds, sheds with power and foundations, shipping containers, portable cabins, and conventional travel trailers either to be used as a shelter or transitional housing. Each option was evaluated based on cost, code issues and potential obstacles. On June 9, 2015, the Mayor's FY 2015-2016 Budget Message was

HONORABLE MAYOR AND CITY COUNCIL

October 4, 2016

Subject: Workplan for AB2176: Emergency Bridge Housing Communities

Page 2

approved by City Council. This document directed the administration to focus on innovative approaches to rapidly housing people through the construction of small homes, conversion of motels to residential housing and the implementation of an overnight safe-parking program. The Budget Message also directed the City Manager to identify potential sites for a pilot "tiny homes" project within the next fiscal year.

On December 8, 2015, the City Council directed the Housing Department to further explore the development and operation of a sanctioned encampment pilot as a tool to meet the immediate needs of unsheltered homeless people in the community. Following this direction, the Housing Department began to coordinate immediately with the County Office of Supportive Housing to identify potential operators and concepts for a sanctioned encampment pilot program. In January 2016, the County released a Request for Proposals (RFP) for potential operators and concepts for programs utilizing unconventional structures and housing. The County did not select any sanctioned encampment programs for funding through the competitive process. As a result, the Housing Department began looking for alternative options to implement a program that would address the numerous regulatory and legal challenges when considering unconventional housing models.

On April 12, 2016, the City Council authorized support for AB 2176 and directed staff to take action to move the legislation forward, as a means to facilitate alternative housing concepts. The bill allows the City to explore innovative, cost effective methods to provide immediate bridge housing for unsheltered individuals while the City and its partners build the pipeline of permanent supportive housing developments. After multiple meetings with State legislative offices and the California Department of Housing and Community Development, the City staff negotiated amendments that addressed various service, health, safety, and habitability concerns that were raised throughout the legislative process.

At the June 28, 2016, City Council meeting, the Housing Department provided an update on the City's efforts to implement unconventional housing projects. The City Council accepted the staff report, with the requirement that each Council Member must propose and identify a site within their District where a bridge housing community as defined by AB 2176 might be located. Staff was further directed to:

- Provide each Council Member with the parameters (e.g. acreage, ownership, restrictions) in order to propose/identify a site in each Council District for possible emergency bridge housing projects.
- Issue a Request for Proposal (RFP) to identify an operator for an unconventional structure development that would be consistent with bridge housing as defined by AB 2176, contingent upon the passage of the bill by the State.

ANALYSIS

Given the Governor's recent approval of AB 2176, the City must now undertake several concurrent actions to implement the new program following January 1, 2017, the date when the amended law will take effect.

Site Identification

The bill defines "emergency bridge housing community" to mean any new or existing facilities including, but not limited to, temporary housing structures that are reserved for homeless persons and families, together with community support facilities, showers, and bathrooms adequate to serve the anticipated number of residents, all of which may be located on property leased or owned by the City. Under this definition, the basic minimum standards for identifying a potential site include:

- A vacant or minimally developed (i.e., paving only) site of at least 0.50 to 0.75 acres;
- A 10,000 square-foot building plus parking for 16 vehicles and a dumpster enclosure.

While the physical size of the location will determine the maximum number of people that can be accommodated, sites meeting these minimum standards would allow for a community of 25 individuals living in either a converted existing structure or an emergency housing cabin, as defined under AB 2176. Given the vulnerability and needs of the residents, several other factors should also be considered when identifying suitable locations, including:

- Access to transit (ideally no further than ½-mile from a bus stop or LRT transit station)
- Ready access to utilities (electricity, water and sanitary sewer)

Since the proposed bill allows for either City ownership or leasing of sites, any available location within the boundaries of San José meeting these standards is a potential site.

Design Competition

Staff is also developing a formal solicitation to seek designs for potential bridge housing types. To accomplish this work, staff plans to structure the proposal process as a design competition. The competition will seek housing designs that meet or surpass the minimum standards outlined in the bill, while also stressing the importance of innovative features, cost effectiveness, energy efficiency, and replicability. Several of the highest scoring design proposals will be selected to develop prototypes, which will be displayed at a community exposition. The process will emphasize community input throughout the competition. Staff will establish a stakeholder groups to help inform the solicitation process, while also assembling a professional jury to judge the final prototypes. The preliminary estimate on the cost of conducting the design competition is estimated to be in the range of \$150,000 - \$200,000. Staff will work to refine the cost estimate and seek appropriation approval from the City Council as this project moves forward.

HONORABLE MAYOR AND CITY COUNCIL

October 4, 2016

Subject: Workplan for AB2176: Emergency Bridge Housing Communities

Page 4

Developer/Operator Team RFP

Concurrently, staff will also be working to identify potential developer and operator teams for the sites. The Housing Department will issue a Request for Proposals that will seek partner(s) experienced in developing a comprehensive site and an operating plan to ensure the health, safety, and security of each location. The selected agencies will submit full proposals for the total cost of construction and ongoing operation, but will be directed to use the designs identified in the aforementioned competition as the bridge housing schematics.

Shelter Crisis Declaration and Adoption of New Local Standards

As required by the law, the City Council must declare a shelter crisis to implement the new emergency bridge housing community projects. As a part of this action, in lieu of compliance with state and local building, housing, health, habitability, or safety standards and laws, the City must adopt by ordinance reasonable local standards for emergency bridge housing communities. In the coming months, the Housing Department will work with the City Attorney's Office and the Building Division of the Department of Planning, Building and Code Enforcement, to create a draft ordinance with new local standards for City Council approval. AB2176 also requires the State Department of Housing and Community Development to review the draft ordinance to ensure it addresses minimum health and safety standards and to provide its findings to committees of the Legislature.

Next Steps

The Housing Department will identify both City-owned and non-City owned sites and return to the City Council with a list of potential sites for Council action in addition to recommendations necessary to continue to move the overall project forward.

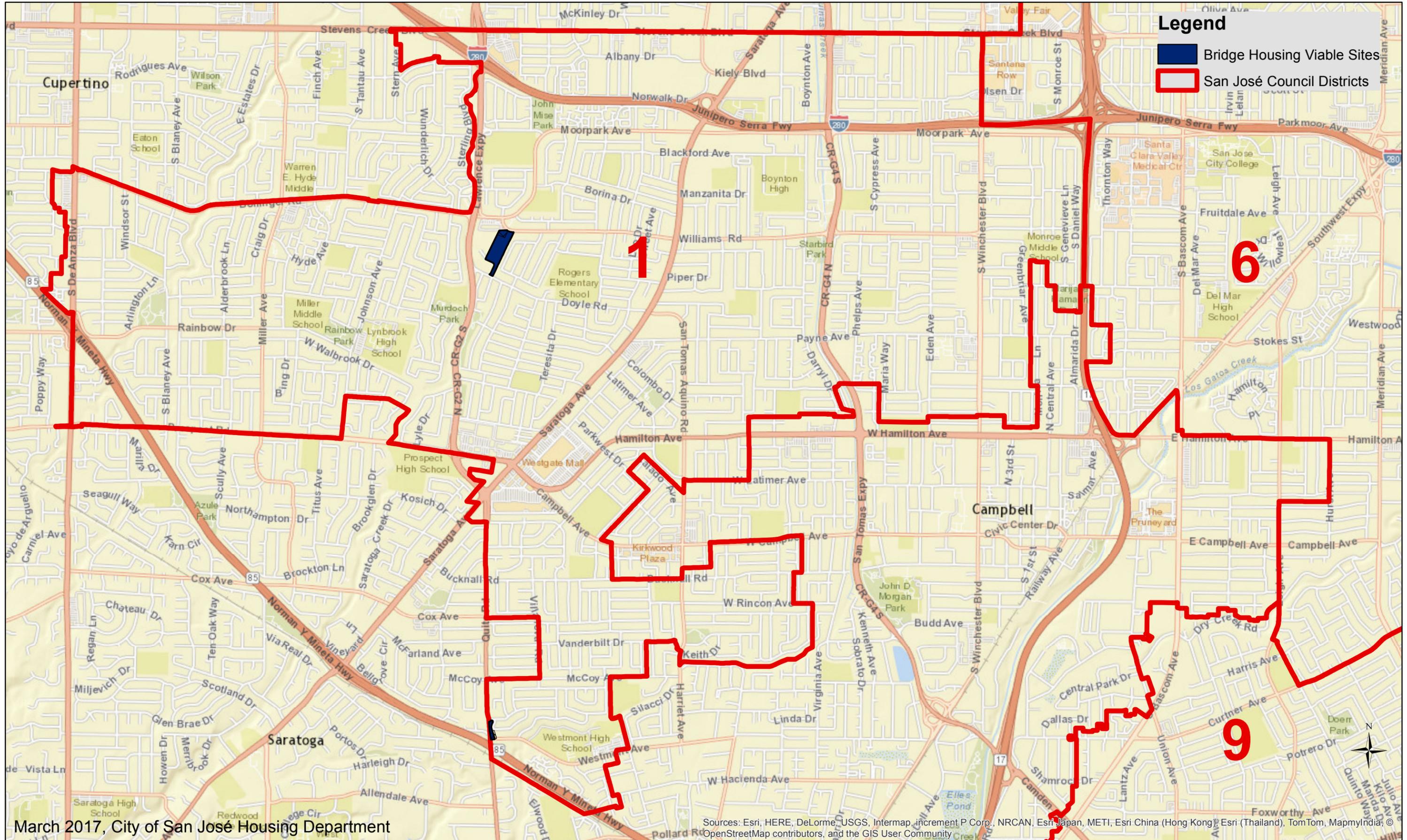
COORDINATION

The memorandum was coordinated with the Department of Planning, Building, and Code Enforcement, the City Attorney's Office, and Intergovernmental Relations.

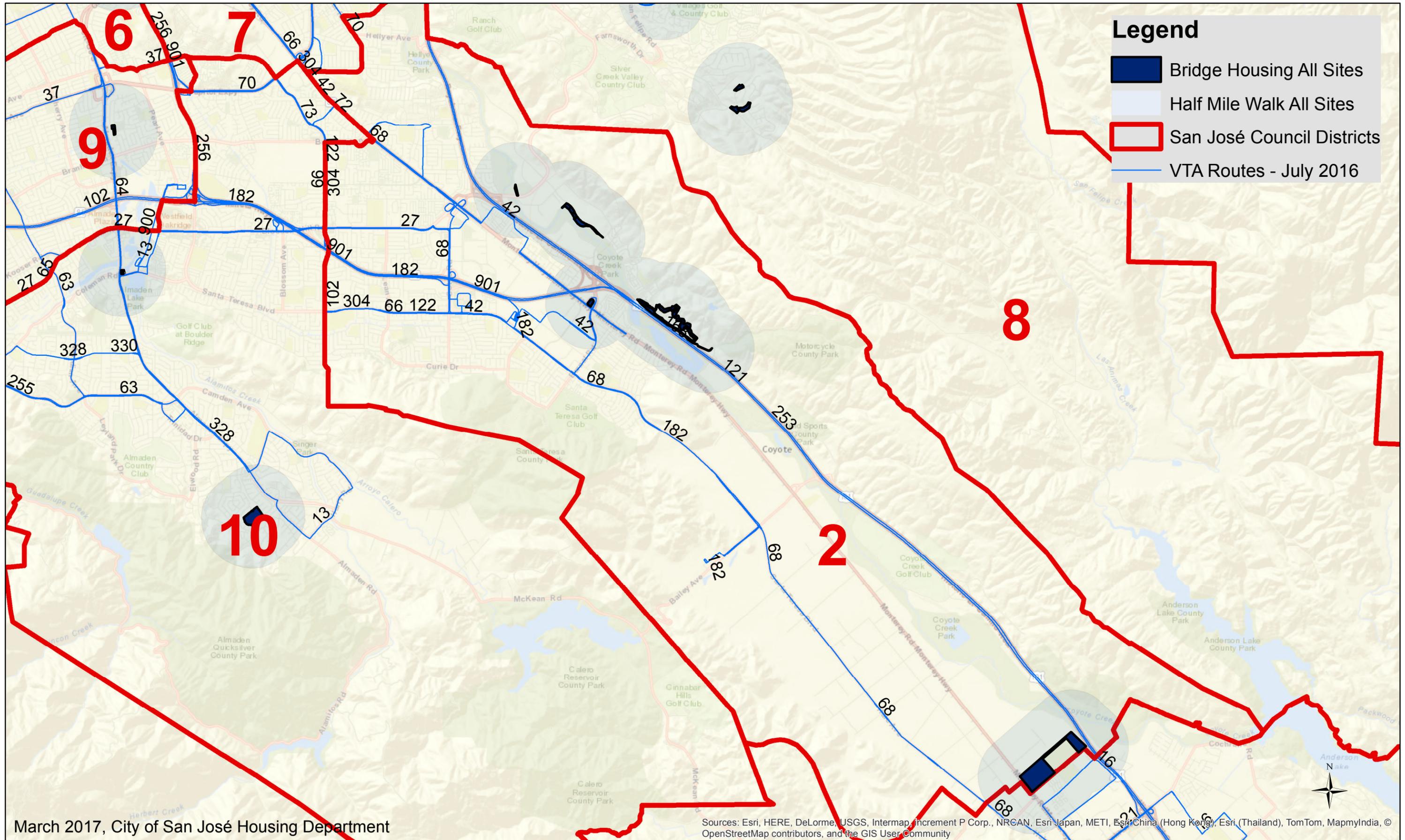
/s/
JACKY MORALES-FERRAND
Director, Housing Department

For questions, please contact Ray Bramson, Division Manager, at (408) 535-8234.

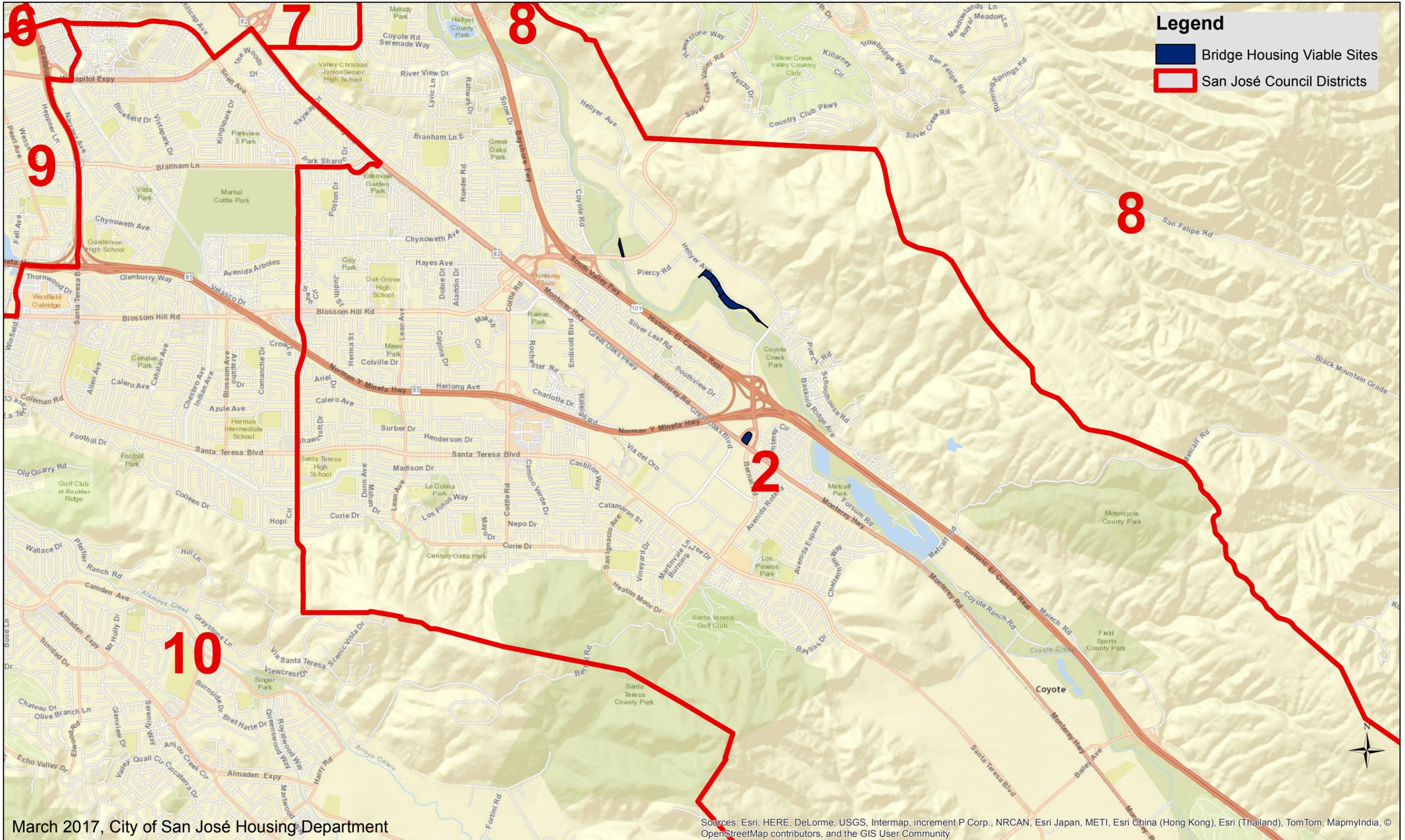
Council District 1: Bridge Housing Viable Sites



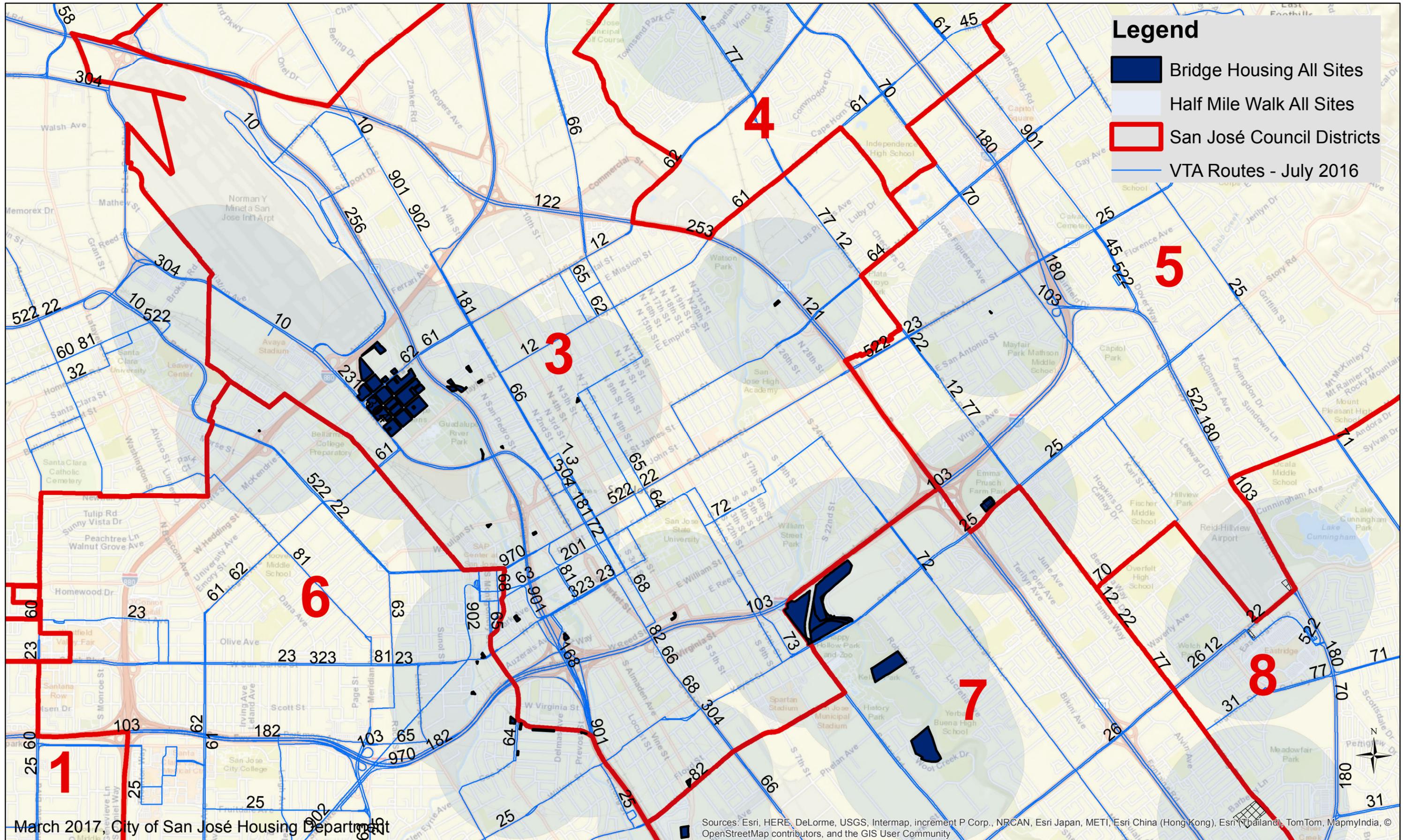
Council District 2: Bridge Housing Sites & Transit Access



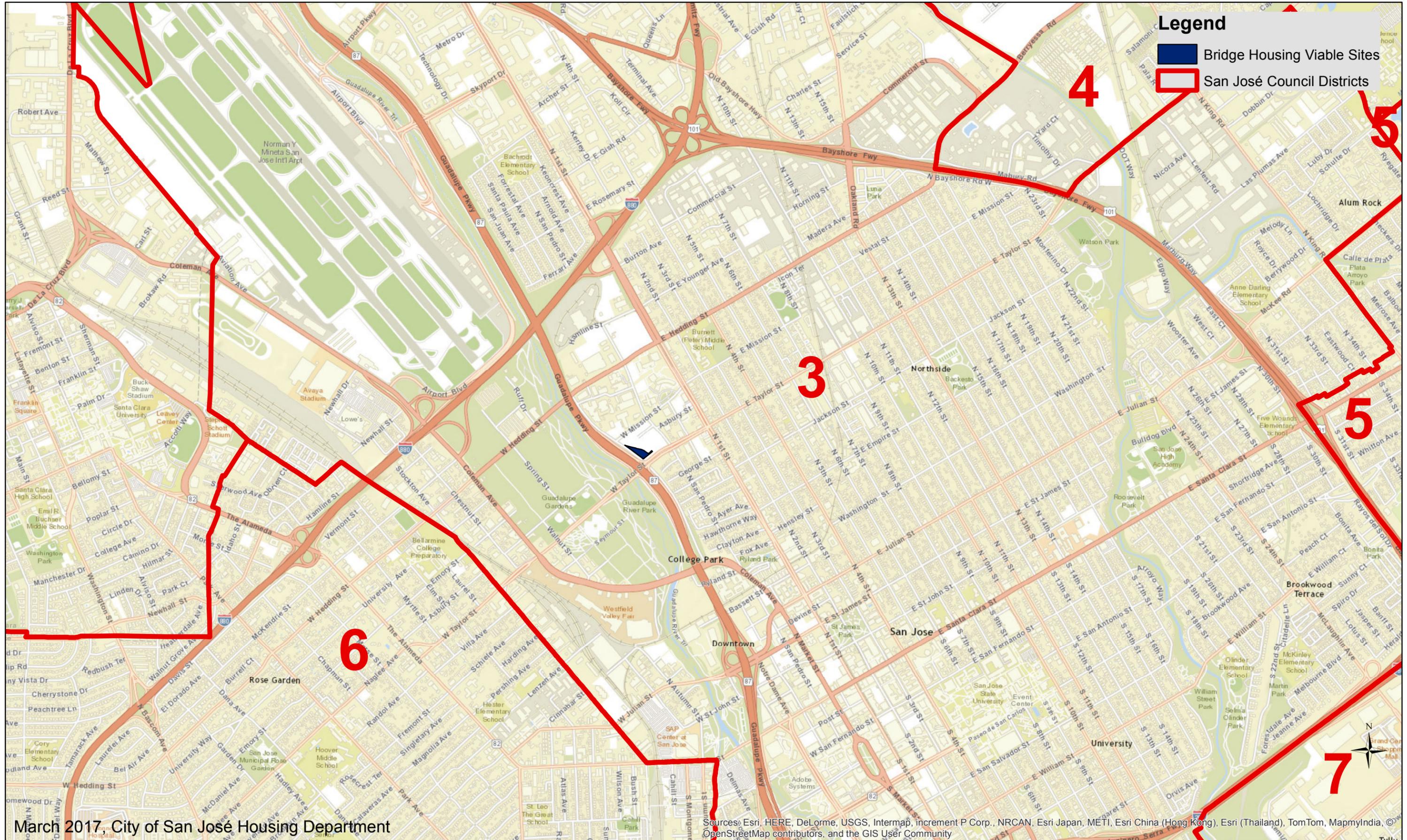
Council District 2: Bridge Housing Viable Sites



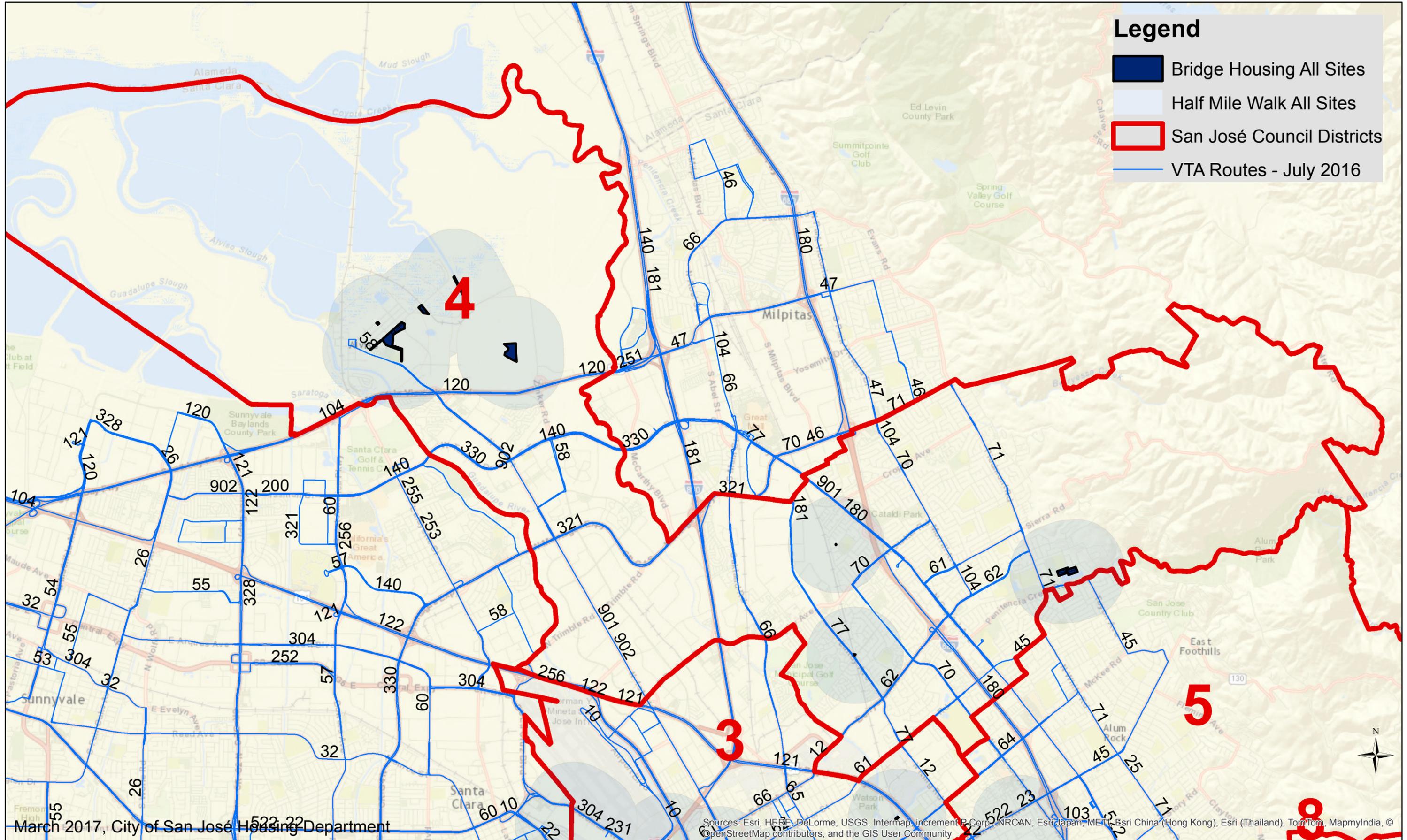
Council District 3: Bridge Housing Sites & Transit Access



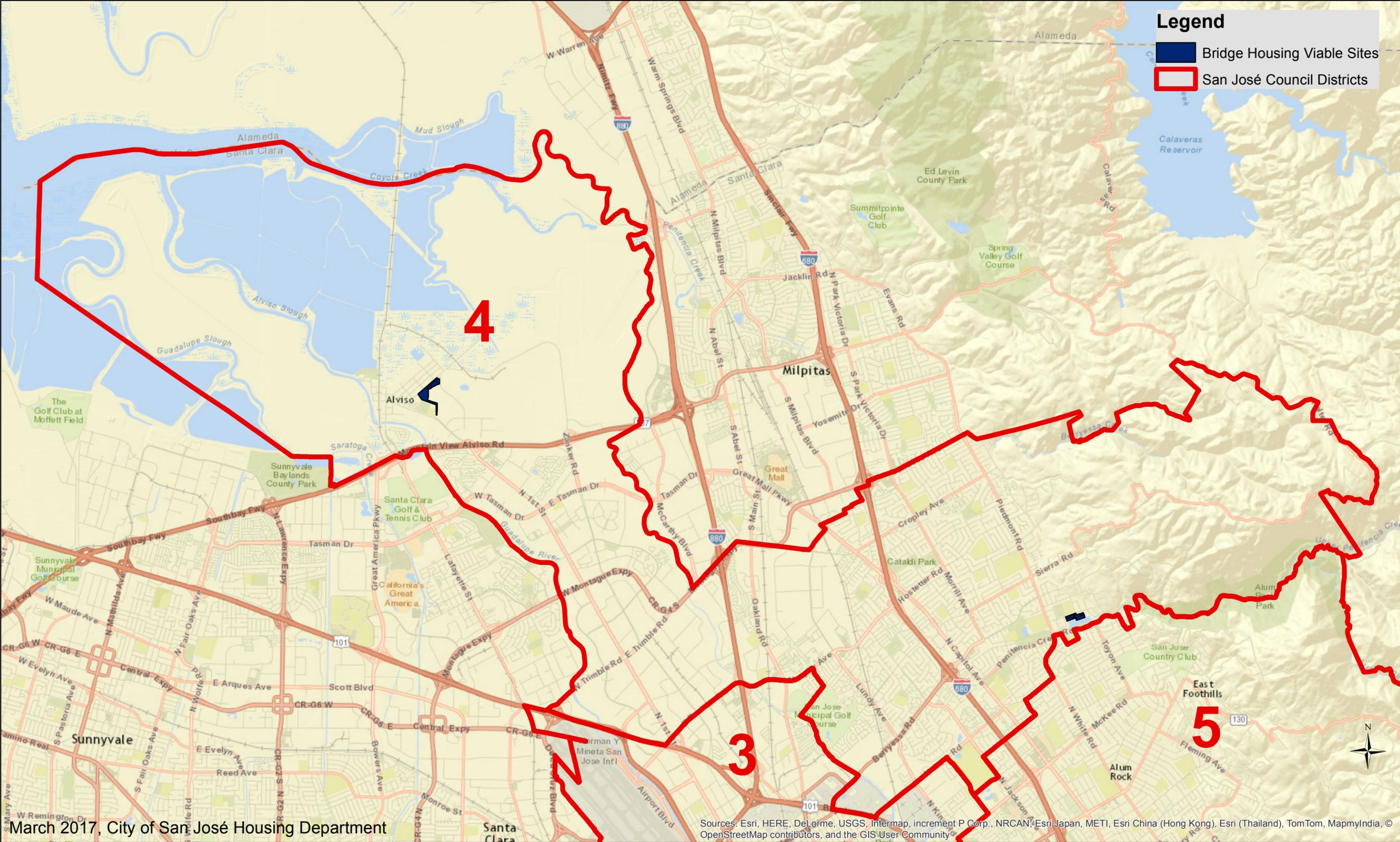
Council District 3: Bridge Housing Viable Sites



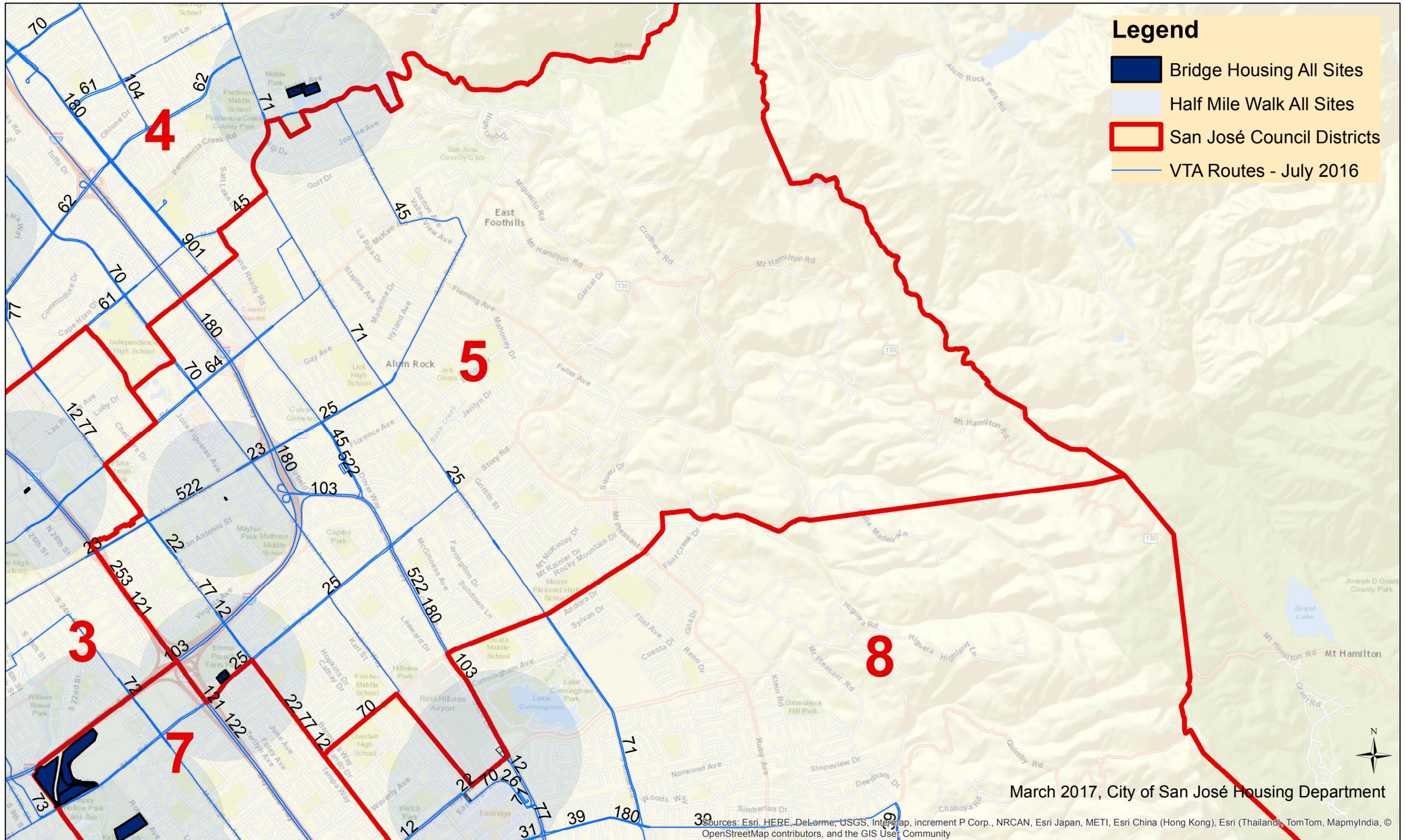
Council District 4: Bridge Housing Sites & Transit Access



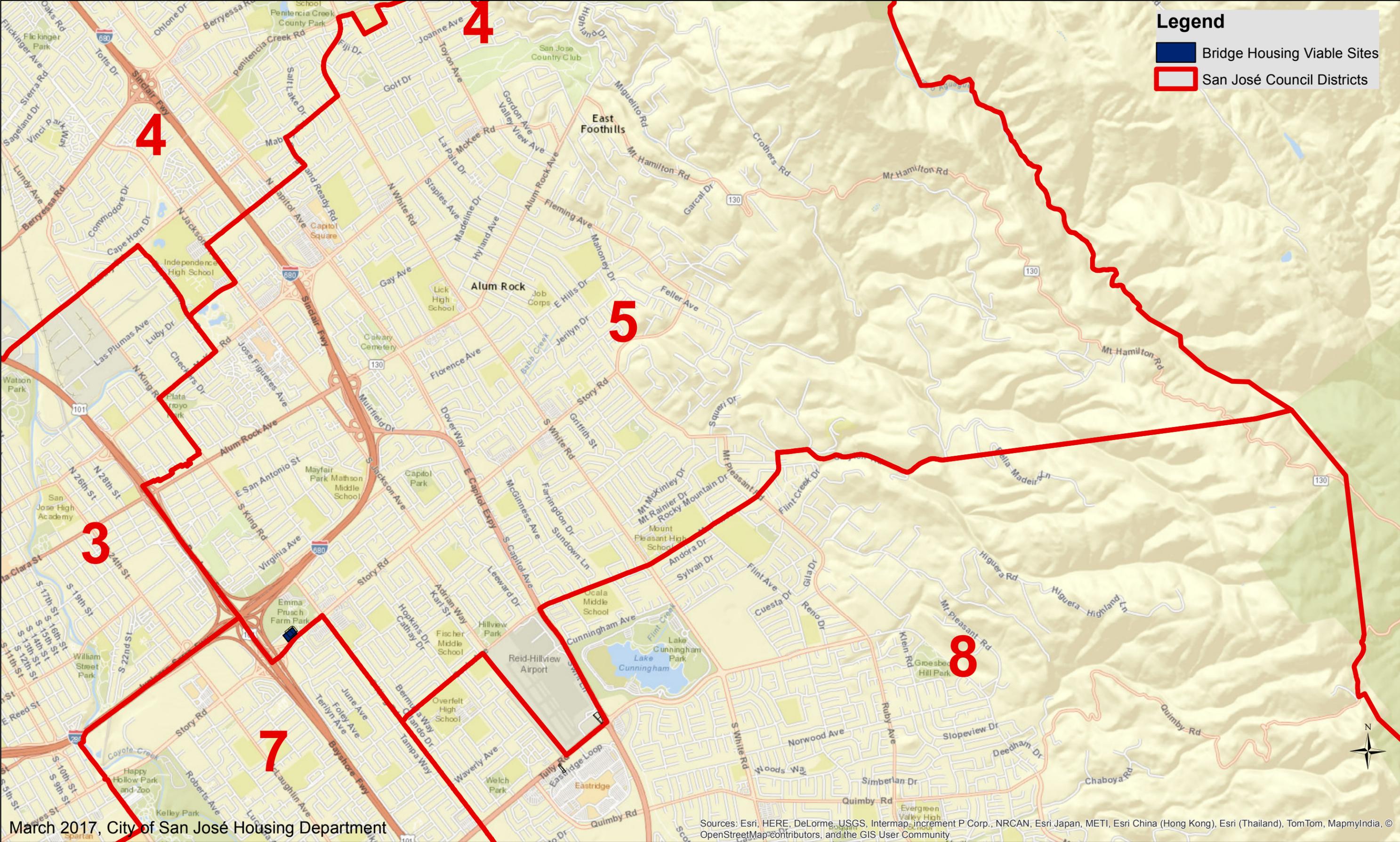
Council District 4: Bridge Housing Viable Sites



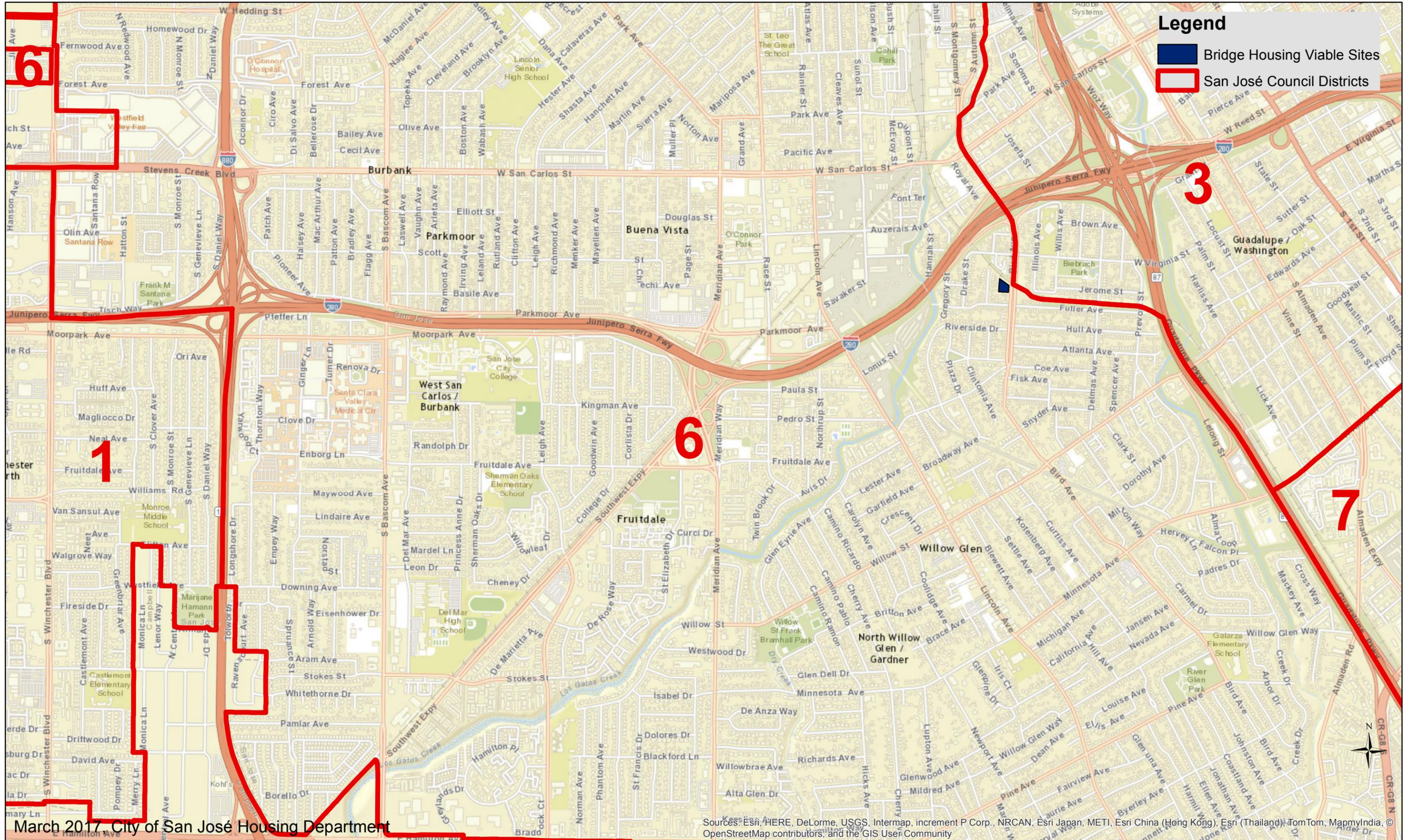
Council District 5: Bridge Housing Sites & Transit Access



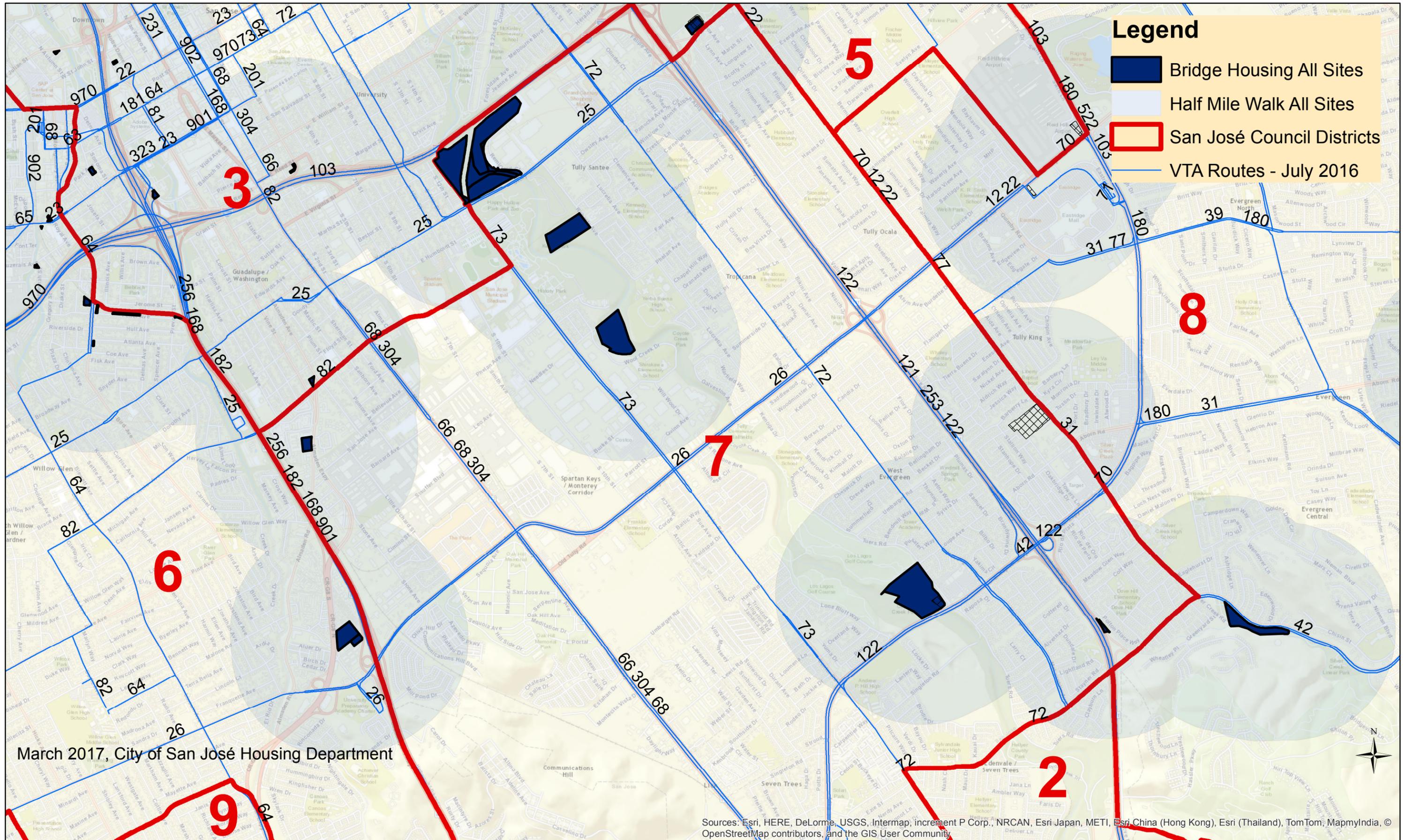
Council District 5: Bridge Housing Viable Sites



Council District 6: Bridge Housing Viable Sites



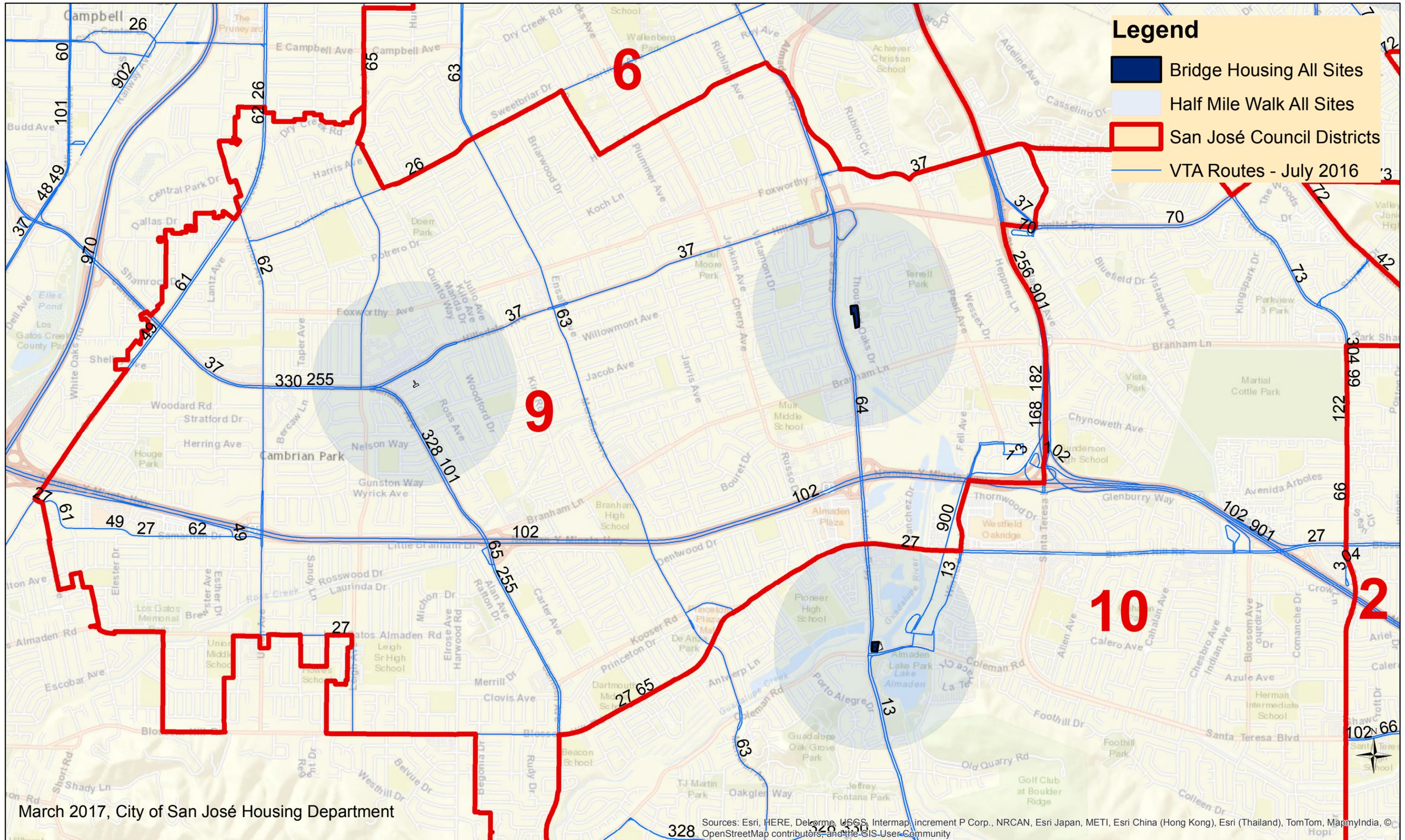
Council District 7: Bridge Housing Sites & Transit Access



Council District 7: Bridge Housing Viable Sites



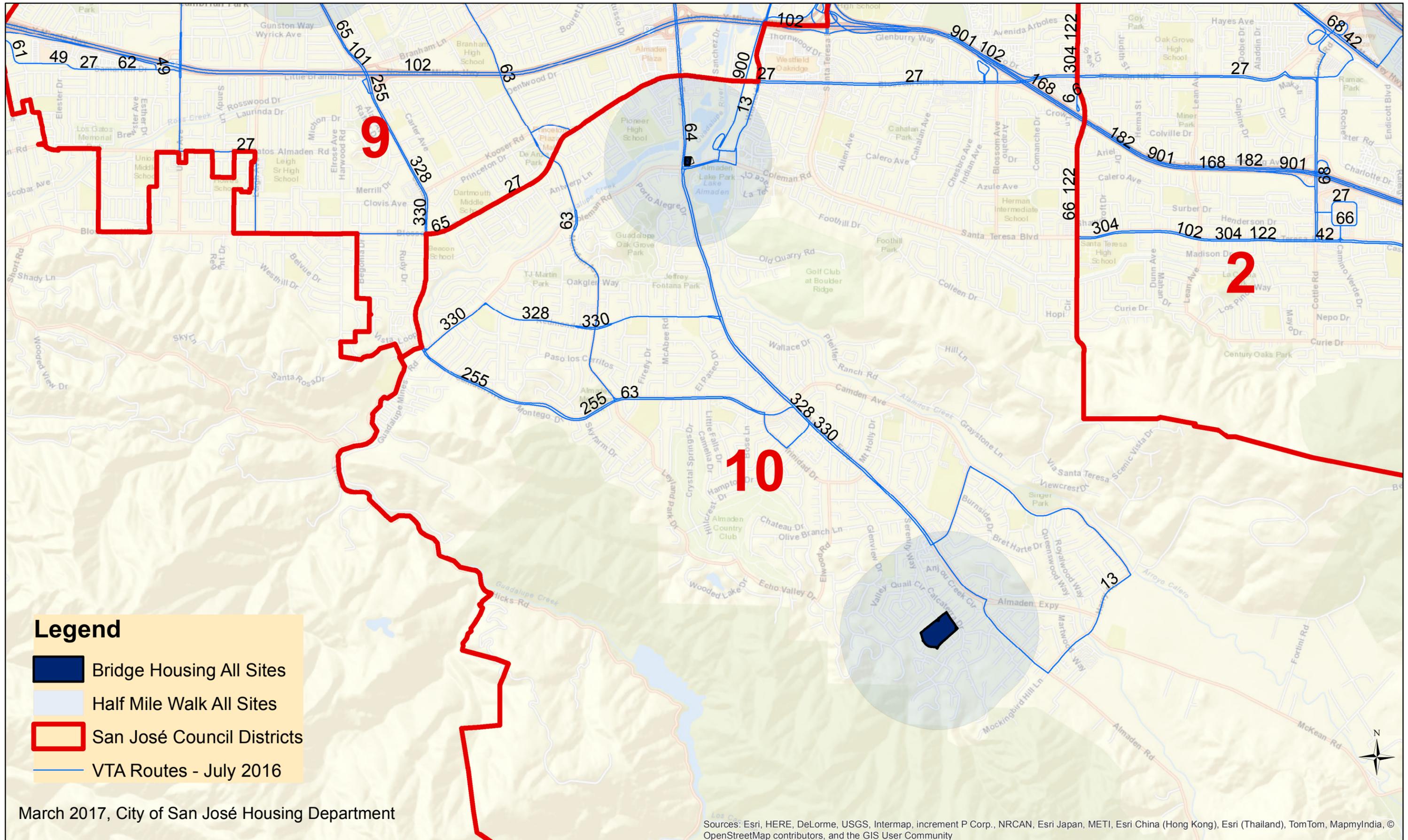
Council District 9: Bridge Housing Sites & Transit Access



March 2017, City of San José Housing Department

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Council District 10: Bridge Housing Sites & Transit Access



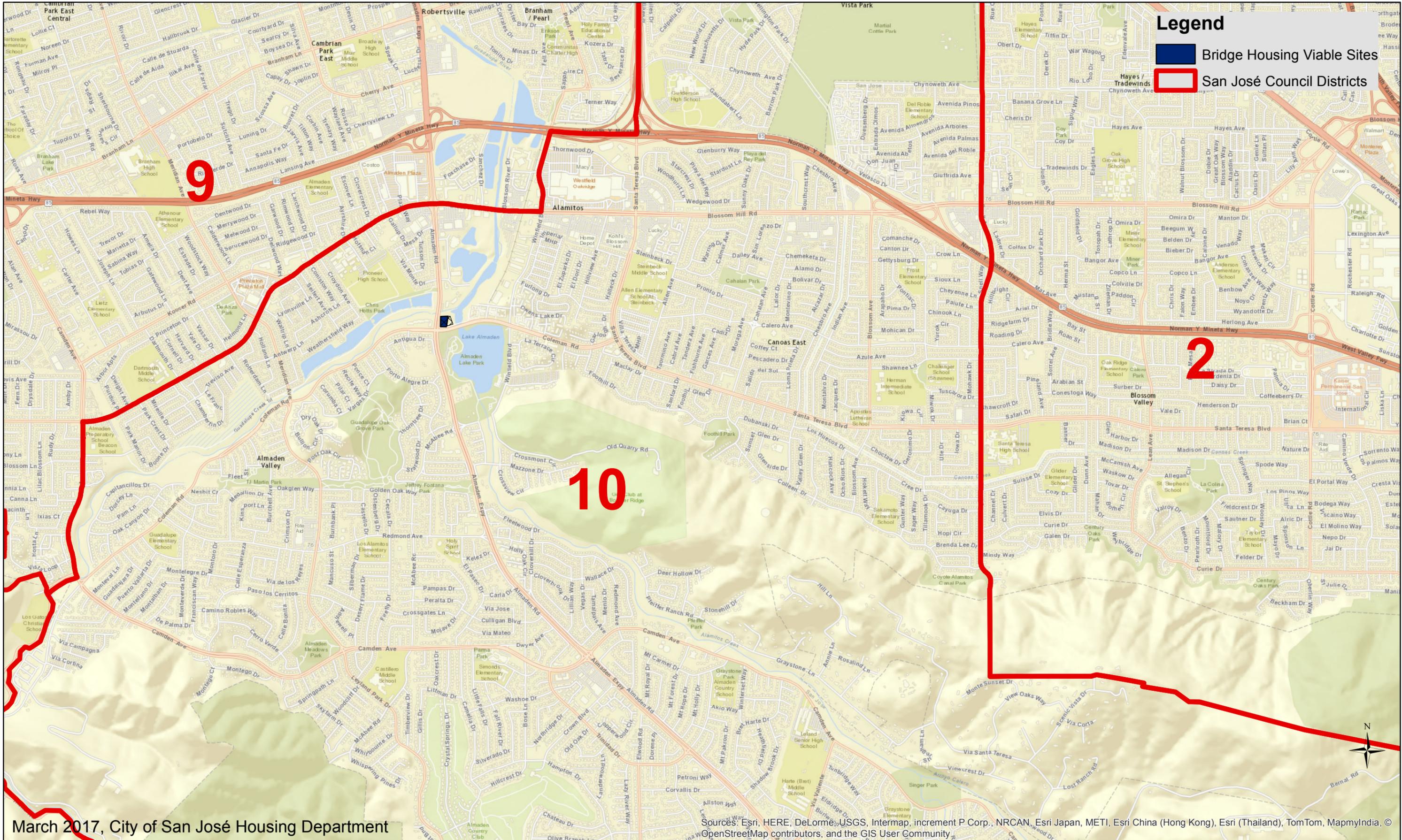
Legend

- Bridge Housing All Sites
- Half Mile Walk All Sites
- San José Council Districts
- VTA Routes - July 2016

March 2017, City of San José Housing Department

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Council District 10: Bridge Housing Viable Sites



Candidate Sites for Bridge Housing Communities

Rev. 3/29/2017

| Dist. | APN | Property Location | Imp Type 1 | Sq Ft | Acres | # | # | Site Issues / Comments | Dist. | APN | Additional Comments | | |
|------------|------------|--|---|-------------|---------|------|---|---------------------------------|------------|---|--|------------|--|
| 01 | 381-19-025 | S/s Williams Rd, approx. 350' E of Moorpark | Vacant Land | 25,000 | 0.57 | 1 | 1 | Need to clear trees/vegetation | 1 | 381-19-025 | Only part of parcel (in front of City's West Yard) | | |
| | 403-38-001 | NE corner Quito & Westmont | Vacant Land | 14,325 | 0.33 | 1 | 1 | Combine with parcel below | | 403-38-001 | Only part of parcel | | |
| | N/A | Former Westmont ROW btwn Westmont & Halifax | Vacant Lane | 13,440 | 0.31 | 1 | 1 | Combine with parcel above | | N/A | See aerial photo | | |
| 02 | 679-02-013 | N/s Silver Creek Valley Rd opp. Piercy Rd | Vacant btwn pumps | 30,000 | 0.68 | 1 | 1 | Remote from transit | 02 | 679-02-013 | | | |
| | 678-08-056 | W/s Hellyer Ave, Nly of Silicon Valley Blvd | Vacant Land | 10,998 | 0.25 | 1 | 1 | Remote from transit | | 678-08-056 | | | |
| | 678-08-049 | W/s Hellyer Ave, Nly of Silicon Valley Blvd | Vacant Land | 65,775 | 1.51 | 1 | 1 | Remote from transit | | 678-08-049 | | | |
| | 678-08-047 | W/s Hellyer Ave, Nly of Silicon Valley Blvd | Vacant Land | 127,630 | 2.93 | 1 | 1 | Remote from transit | | 678-08-047 | | | |
| | 678-08-044 | W/s Hellyer Ave, Nly of Silicon Valley Blvd | Vacant Land | 40,075 | 0.92 | 1 | 1 | Remote from transit | | 678-08-044 | | | |
| | 678-08-036 | W/s Hellyer Ave, Nly of Silicon Valley Blvd | Vacant Land | 229,125 | 5.26 | 1 | 1 | Remote from transit | | 678-08-036 | | | |
| | 678-08-033 | W/s Hellyer Ave, Nly of Silicon Valley Blvd | Vacant Land | 85,621 | 1.97 | 1 | 1 | Remote from transit | | 678-08-033 | | | |
| | 678-03-036 | E/s Monterey, N/s Bernal (inside ramp loop) | Vacant Land | 112,050 | 2.57 | 1 | 1 | | | 678-03-036 | | | |
| | 678-02-035 | Basking Ridge Av | Vacant Land | 1,393M | 31.99 | 1 | 0 | Too steep; no access | | 678-02-035 | | | |
| | 676-81-005 | Dove Hill Rd at Deans Place Wy, SE corner | Freeway/street | 14,810 | 0.34 | 1 | 0 | Under fwy or frontage road | | 676-81-005 | | | |
| | 725-01-023 | E/s Monterey Rd between Kirby and Burnett Aves | Vacant Land | | 72.73 | 1 | 0 | No services (in Coyote Valley) | | 725-01-023 | | | |
| | 03 | 472-27-106 | Reed St, E, btwn 3rd St, S, & 4th St, S | Vacant Land | 10,454 | 0.24 | 1 | 0 | | Too small | 03 | 472-27-106 | |
| | | 434-26-037 | Almaden Road, 1527 | Vacant Land | 78,408 | 1.80 | 1 | 0 | | Park Development Site | | 434-26-037 | |
| | | 265-25-126 | Woz Wy | Street | 36,360 | 0.83 | 1 | 0 | | Is Museum Pkwy or is under Woz Way | | 265-25-126 | |
| 264-41-087 | | Fuller Av, N side, btwn Bird Av & Delmas Av | Park | 23,522 | 0.54 | 1 | 0 | Park Development Site | 264-41-087 | | | | |
| 264-41-066 | | Bird Av at Fuller Av, NE corner | Vacant Land | 7,405 | 0.17 | 1 | 0 | Too small | 264-41-066 | | | | |
| 264-26-100 | | Woz Wy | Street | 14,054 | 0.32 | 1 | 0 | Under Woz Way | 264-26-100 | | | | |
| 264-25-128 | | Woz Wy | Street | 14,550 | 0.33 | 1 | 0 | Under Woz Way | 264-25-128 | | | | |
| 264-25-127 | | Woz Wy | Street | 16,553 | 0.39 | 1 | 0 | Under Woz Way | 264-25-127 | | | | |
| 259-35-026 | | Santa Teresa St at Carlisle St, NE corner | Vacant Land | 6,534 | 0.15 | 1 | 0 | Too small | 259-35-026 | | | | |
| 259-29-098 | | Julian St, W, S side, E of Autumn St, N | Vacant Land | 6,486 | 0.15 | 1 | 0 | Too small | 259-29-098 | | | | |
| 259-22-062 | | Coleman at Guadalupe River | Freeway | 10,890 | 0.25 | 1 | 0 | Part of Guadalupe River parkway | 259-22-062 | | | | |
| 259-22-029 | | Clayton Av, S side, E of 87 Fwy/Guadalupe Py | Vacant Land | 1,307 | 0.03 | 1 | 0 | Too small | 259-22-029 | | | | |
| 259-08-102 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 4.30 | 1 | 0 | Airport Approach Zone | 259-08-102 | Restrictions w/ FAA funding for acquisition | | | |
| 259-08-098 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 3.67 | 1 | 0 | Airport Approach Zone | 259-08-098 | Restrictions w/ FAA funding for acquisition | | | |
| 259-07-113 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 5.23 | 1 | 0 | Airport Approach Zone | 259-07-113 | Restrictions w/ FAA funding for acquisition | | | |
| 259-06-067 | | E/s Guadalupe Fwy frontage road, N/s Taylor St | Vacant Land | | 1.09 | 1 | 1 | | 259-06-067 | | | | |
| 259-06-065 | | Guadalupe frontage road | Creek/trail | (blank) | (blank) | 1 | 0 | Part of Guadalupe River parkway | 259-06-065 | | | | |
| 259-05-078 | | Old San Pedro Street at Mission | Vacant Land | 12,197 | 0.28 | 1 | 0 | Too small | 259-05-078 | | | | |
| 259-05-048 | | San Pedro St at Taylor St, NE corner | Vacant Land | 3,920 | 0.09 | 1 | 0 | Too small | 259-05-048 | | | | |
| 259-04-019 | | 87 Fwy/Guadalupe Py at Mission St, W, SE corner | Parking lot | 28,314 | 0.65 | 1 | 0 | City employee parking lot | 259-04-019 | | | | |
| 259-04-007 | | Guadalupe frontage road | Freeway | 25,260 | 0.58 | 1 | 0 | Under freeway | 259-04-007 | | | | |
| 259-03-141 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 3.29 | 1 | 0 | Airport Approach Zone | 259-03-141 | Restrictions w/ FAA funding for acquisition | | | |
| 259-03-142 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 5.23 | 1 | 0 | Airport Approach Zone | 259-03-142 | Restrictions w/ FAA funding for acquisition | | | |
| 259-03-136 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | | 1 | 0 | Airport Approach Zone | 259-03-136 | Restrictions w/ FAA funding for acquisition | | | |
| 259-03-035 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | | 1 | 0 | Airport Approach Zone | 259-03-035 | Restrictions w/ FAA funding for acquisition | | | |
| 259-02-131 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 3.19 | 1 | 0 | Airport Approach Zone | 259-02-131 | Restrictions w/ FAA funding for acquisition | | | |
| 259-02-130 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 3.67 | 1 | 0 | Airport Approach Zone | 259-02-130 | Restrictions w/ FAA funding for acquisition | | | |
| 259-02-129 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 1.64 | 1 | 0 | Airport Approach Zone | 259-02-129 | Restrictions w/ FAA funding for acquisition | | | |
| 259-02-128 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 3.67 | 1 | 0 | Airport Approach Zone | 259-02-128 | Restrictions w/ FAA funding for acquisition | | | |
| 259-02-115 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 1.84 | 1 | 0 | Airport Approach Zone | 259-02-115 | Restrictions w/ FAA funding for acquisition | | | |
| 249-65-102 | | Nly terminus of West Court | Park | 10,675 | 0.24 | 1 | 0 | Park Development Site | 249-65-102 | | | | |
| 249-47-018 | | 6th St, N, W side, btwn Empire St, E & Washington St | Vacant Land | 4,356 | 0.10 | 1 | 0 | Too small | 249-47-018 | | | | |
| 230-39-133 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 3.28 | 1 | 0 | Airport Approach Zone | 230-39-133 | Restrictions w/ FAA funding for acquisition | | | |
| 230-39-129 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 3.67 | 1 | 0 | Airport Approach Zone | 230-39-129 | Restrictions w/ FAA funding for acquisition | | | |
| 230-39-124 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 3.67 | 1 | 0 | Airport Approach Zone | 230-39-124 | Restrictions w/ FAA funding for acquisition | | | |
| 230-38-111 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 1.92 | 1 | 0 | Airport Approach Zone | 230-38-111 | Restrictions w/ FAA funding for acquisition | | | |
| 230-38-092 | | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 0.43 | 1 | 0 | Airport Approach Zone | 230-38-092 | Restrictions w/ FAA funding for acquisition | | | |

| Dist. | APN | Property Location | Imp Type 1 | Sq Ft | Acres | # | # | Site Issues / Comments | Dist. | APN | Additional Comments | |
|--------------|------------|---|-------------------|---------|---------|---|---|---------------------------------------|-------|------------|--|----|
| | 230-28-080 | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 2.85 | 1 | 0 | Airport Approach Zone | | 230-28-080 | Restrictions w/ FAA funding for acquisition | |
| | 230-38-076 | Bounded by Rte 880, Rte 87, Taylor & Coleman | Vacant Land | | 0.42 | 1 | 0 | Airport Approach Zone | | 230-38-076 | Restrictions w/ FAA funding for acquisition | |
| | 230-21-078 | Sherwood Av, SW side, at intersection with Hamline S | Vacant Land | 420 | 0.01 | 1 | 0 | Too small | | 230-21-078 | | |
| 04 | 595-31-001 | Noble Av, 14630 | SFD + vacant Land | 165,528 | 3.80 | 1 | 1 | Excludes percolation pond | 04 | 595-31-001 | Part of parcel; includes house fronting on Noble Ave | |
| | 595-24-055 | S/s Noble Av, 100' E of Mira Vista | Vacant Land | 74,050 | 1.70 | 1 | 1 | Excludes percolation pond | | 595-24-055 | Part of parcel | |
| | 245-27-021 | Sierra Rd at Lundy Av, NW corner | Vacant Land | 2,757 | 0.06 | 1 | 0 | Too small | | 245-27-021 | | |
| | 244-03-001 | Fallingtree Dr, W side, btwn Flickinger Av & Olive Tree | Vacant Land | 2,040 | 0.05 | 1 | 0 | Too small | | 244-03-001 | | |
| | 015-44-013 | S/s Grand Blvd btwn Archer St & Disk Dr | Vacant Land | 280,000 | 6.42 | 1 | 1 | Under PG&E high tension line | | 015-44-013 | Part of parcel; excludes fire house portion | |
| | 015-43-023 | SE corner Grand Blvd & Trinity Park Dr | Vacant Land | (blank) | 0.40 | 1 | 0 | Park Development Site | | 015-43-023 | | |
| | 015-43-022 | SW corner Grand Blvd & Trinity Park Dr. | Vacant Land | (blank) | 0.28 | 1 | 0 | Too small | | 015-43-022 | | |
| | 015-30-070 | Grand Bl, E side, N of Los Esteros Rd | WPCP outflow | 185,566 | 4.26 | 1 | 0 | Outflow channel from sewage plant | | 015-30-070 | | |
| | 015-30-061 | Hwy 237, N of, E of Artesian Slough | Vacant Land | 454,330 | 10.43 | 1 | 0 | Salt marsh | | 015-30-061 | | |
| | 015-30-058 | Los Esteros Rd, N side, E of Grand Bl | WPCP | 137,535 | 3.16 | 1 | 0 | Part of sewage treatment plant | | 015-30-058 | Plant jointly owned by City of Santa Clara | |
| | 015-12-032 | Essex St at State St, SW Corner | Vacant Land | 3,000 | 0.07 | 1 | 0 | Too small | | 015-12-032 | | |
| | 015-11-006 | State St at Essex St, NE Corner | Vacant Land | 2,953 | 0.07 | 1 | 0 | Too small | | 015-11-006 | | |
| 05 | 481-39-013 | N/s Story Rd, 800' W of King (on Knox Ave) | Vacant Land | 65,000 | 1.50 | 1 | 1 | | 05 | 481-39-013 | Adjacent to Prusch Park | |
| | 481-21-114 | Saron Av, W side, btwn Sunset Ct & Lausett Av | Vacant Land | 380 | 0.01 | 1 | 0 | Too small | | 481-21-114 | | |
| 06 | 455-31-055 | Evans Ln, E side, btwn Almaden Rd & Almaden Ex | Vacant Land | 40,946 | 0.94 | 1 | 0 | Interim housing development site | 06 | 455-31-055 | | |
| | 455-31-053 | Evans Ln, E side, btwn Almaden Rd & Almaden Ex | Vacant Land | 217,364 | 4.99 | 1 | 0 | Interim housing development site | | 455-31-053 | | |
| | 434-11-034 | Almaden Av at Alma Av, W, SW corner | Vacant Land | 15,246 | 0.35 | 1 | 0 | Too small | | 434-11-034 | | |
| | 264-48-119 | Fuller Ave | Vacant Land | 786 | 0.02 | 1 | 0 | Too small | | 264-48-119 | | |
| | 264-46-179 | Bird Av at Atlanta Av, SE corner | Vacant Land | 3,485 | 0.08 | 1 | 0 | Too small | | 264-46-179 | | |
| | 264-43-078 | Bird Av, W side, btwn Fuller St & West Virginia St | Vacant Land | 29,040 | 0.67 | 1 | 1 | Access is problematic | | 264-43-078 | Steep concrete ramp between parcel & sidewalk | |
| | 264-42-001 | Auzerais Av at Hannah St, SW Corner | Vacant Land | 6,098 | 0.14 | 1 | 0 | Too small | | 264-42-001 | | |
| | 264-15-022 | San Carlos St, W, S side, W of Royal Av | Vacant Land | 1,307 | 0.03 | 1 | 0 | Too small | | 264-15-022 | | |
| | 264-11-109 | Auzerais | Park | 98,010 | 2.25 | 1 | 0 | Park Development Site | | 264-11-109 | | |
| | 261-37-030 | San Carlos St, W, N side, W of Montgomery St | Vacant Land | 5,286 | 0.12 | 1 | 0 | Too small | | 261-37-030 | | |
| | 259-46-097 | Park Av, 460 | Vacant Land | 12,234 | 0.28 | 1 | 0 | Too small | | 259-46-097 | | |
| 07 | 499-35-001 | NW corner Tuers Rd & Capitol Expwy | Vacant Land | 60,000 | 1.38 | 1 | 1 | | 07 | 499-35-001 | Part of parcel | |
| | 477-20-161 | Wool Creek Dr | Vacant Land | 565,844 | 12.99 | 1 | 1 | Access across creek is problematic | | 477-20-161 | | |
| | 477-12-003 | W/s Roberts Ave opp. Vintage Way | Vacant Land | 435,600 | 10.00 | 1 | 0 | Park Development Site | | 477-12-003 | | |
| | 472-12-073 | Story Rd, N of Senter | Vacant Land | (blank) | (blank) | 1 | 0 | Environmental Restoration Site | | 472-12-073 | | |
| | 472-11-081 | Story Rd, N of, W of Remillard Ct | Vacant Land | (blank) | (blank) | 1 | 0 | Environmental Restoration Site | | 472-11-081 | | |
| | 472-11-062 | Story Rd, N side, btwn Remillard Ct & Union Pacific R | Vacant Land | 463,914 | 10.65 | 1 | 0 | Environmental Restoration Site | | 472-11-062 | | |
| | 472-11-055 | Story Rd, N of, W of Remillard Ct | Vacant Land | 88,862 | 2.04 | 1 | 0 | Environmental Restoration Site | | 472-11-055 | | |
| | 472-11-054 | Story Rd, N of, W of Remillard Ct | Vacant Land | 744,440 | 17.09 | 1 | 0 | Environmental Restoration Site | | 472-11-054 | | |
| | 472-11-009 | Story Rd, N side, W of Union Pacific Railroad | Vacant Land | 564,973 | 12.97 | 1 | 0 | Environmental Restoration Site | | 472-11-009 | | |
| | 472-11-003 | Story Rd, N side, W of Remillard Ct | Vacant Land | 235,660 | 5.41 | 1 | 0 | Environmental Restoration Site | | 472-11-003 | | |
| 08 | 679-14-003 | SE/s Yerba Buena Rd opp. Chisin St. | Vacant Land | | 9.00 | 1 | 0 | Creek easement + too steep | 08 | 679-14-003 | | |
| | 660-49-031 | NE cor San Felipe Rd & Early Morning Lane | Vacant Land | | 2.51 | 1 | 0 | Too steep; miles from transit service | | 660-49-031 | | |
| | 660-49-005 | E/s Running Springs Rd opp. Hawk Crest Circle | Vacant Lane | | 4.03 | 1 | 0 | Too steep; miles from transit service | | 660-49-005 | | |
| | 660-46-016 | NW corner Running Springs Rd & Grand Oak Way | Vacant Lane | | 2.36 | 1 | 0 | Too steep; miles from transit service | | 660-46-016 | | |
| | 660-36-001 | N/s Running Springs Rd opp. Skywalker Dr. | Vacant Lane | | 3.95 | 1 | 0 | Too steep; miles from transit service | | 660-36-001 | | |
| | 659-48-112 | Etruscan Dr at Alessandro Dr, NW corner | Vacant Land | 3,215 | 0.07 | 1 | 0 | Too small | | 659-48-112 | | |
| | 659-48-111 | Aborn Rd at Alessandro Dr, SE corner | Vacant Land | 5,891 | 0.14 | 1 | 0 | Too small | | 659-48-111 | | |
| | 659-48-085 | Aborn Rd at Alessandro Dr, SW corner | Vacant Land | 4,244 | 0.10 | 1 | 0 | Too small | | 659-48-085 | | |
| 9 | 459-13-024 | W/s Thousand Oaks Dr. opp. 1,000 Oaks Park | Vacant Land | 81,020 | 1.86 | 1 | 1 | | 9 | 459-13-024 | | |
| 10 | N/A | Excess Branham Lane ROW, Wly of Monterey Rd | Vacant Land | 67,500 | 1.55 | 1 | 1 | | 10 | N/A | See aerial photo | |
| | 694-02-002 | NE cor Almaden Expwy & Coleman Ave | Vacant Land | | 1.61 | 1 | 1 | | | 694-02-002 | Add'l parcel: 694-02-015 | |
| | 583-69-001 | E/s Falcon Knoll Ct. & Falcon Ridge Ct. | Vacant Land | | 18.80 | 1 | 0 | Too steep | | 583-69-001 | | |
| Grand Totals | | | | | | | | | | | 99 | 21 |