

SERVICE ENRICHED SHELTER PROJECT REVIEW

Application Review: Salvation Army Temporary Housing
Applicant: Salvation Army
Address: 359 North 4th Street, San Jose, 95112
Census Tract: 5010 **San Jose Council District:** 3 **Supervisory District:** 2
Co-Applicant: N/A
Residential sq. ft.: 6,624 **Community Room:** 300 sq. ft.
Construction Type: Modular Construction

Salvation Army Temporary Housing



359 North 4th Street, San Jose, CA

Project Summary: The Salvation Army Temporary Housing Project is a new 74-unit service-enriched shelter located at 359 North 4th Street in San José that will serve single adults. At first the site will house participants of the Emmanuel House located at 405 North 4th Street that need temporary relocation when the existing facility undergoes renovations starting October 2024. The project will consist of 45 modular structures and will include 74 individual rooms. Each unit will have a bed, underbed storage space for clothes, a desk, and wall rack for coats. The property will include additional support services buildings, including workshop, private case manager offices, restrooms, showers, and laundry.

Existing Conditions: The site is currently developed with a single-story service center housing the Salvation Army's service campus that also includes the Emmanuel House Men's Shelter. The new proposed service-enriched shelter will be construction on an undeveloped portion of the property.

Land Use and Environmental Review: The proposed project located at 359 North 4th Street in San José will be constructed on an undeveloped portion of the property. The site has a General Plan Land Use designation and zoning designation of Public/Quasi-Public (PQP), which allows Low Barrier Navigation Centers; the proposed new Service Enriched Shelter is consistent with the zoning for the site. The site is currently being considered a Low Barrier Navigation Center permitted by right in the Commercial Zoning Districts and PQP Zoning District, which requires a ministerial approval of service enriched shelters that meet specific criteria found in Government Code

65660 et. Seq. ("State Low Barrier Navigation Centers Law"). Under the State Low Barrier Navigation Centers Law, the ministerial approval would not constitute a "project" for purposes of the California Environmental Quality Act (CEQA). The County's commitment to fund, however, will be contingent upon the projects obtaining the necessary ministerial approval from the City including CEQA compliance.

Project Schedule:

Milestone	Estimated Date of Completion
1. Site Control	
2. Community Engagement (continuous and ongoing)	Ongoing;
3. Entitlements/Land Use Approval/ Building Permit Issued	July 2024
4. Environmental Review (Exempt)	July 2024
5. Funding Commitments	July 2024
6. Begin Construction	August 2024
7. Phased Occupancy Begins when Emmanuel House Remodel Starts	October 2024
8. Complete Construction	December 2024

Development Sources and Uses:

Source of Funds	Amount
County Challenge Grant	\$4,000,000
Private Funding (Sobrato Philanthropy)	\$1,000,000
City of San Jose (Pending)	\$1,000,000
Total Construction Sources	\$6,000,000

Use of Funds	County	Private	City	Total
New Construction	\$3,164,424	\$1,000,000	\$125,883	\$4,290,307
Architectural	\$593,800	\$0	\$ 45,000	\$ 638,800
Contingency (Hard Cost and Soft Cost)	\$ 200,000	\$0	\$203,749	\$ 403,749
Other Costs	\$ 41,776	\$0	\$625,000	\$666,776
Total: Use of Funds	\$ 4,000,000	\$1,000,000	\$1,000,000	\$6,000,000