



Community Meeting No.1 E. 8th & Alexander St.

January 25, 2023
6:00 to 7:30 pm

Please note that this meeting is being recorded.





AGENDA

1. Welcome and Introductions
2. Need for Housing
3. Site Overview
4. Input + Q&A
5. Closing + Next Steps



TRANSLATION SERVICES:

- If you need translation in Spanish, please press the “Translation” button in Zoom.
- Questions can also be submitted in Spanish.



- Si necesita traducción en español, por favor presione el botón "Traducción" en Zoom y seleccione el idioma apropiado.
- Las preguntas también se pueden enviar en español.



GROUND RULES:

Ask

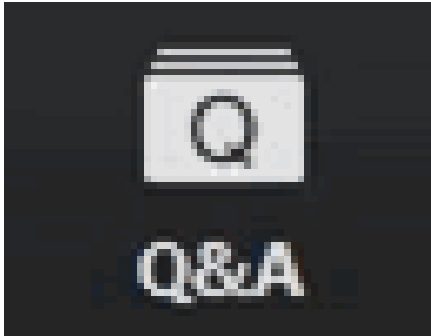
Using 'Q&A' function

To submit questions during the presentation

Share

Your experiences

We love your ideas and local knowledge



Respect

Others' experiences

And recognize the value of different perspectives

Smile

And have fun

We can't wait to hear from you!

01 WELCOME + INTRODUCTIONS

MEET THE TEAM



Office of Supportive Housing



Housing & Community Development





LISTENING SESSION OBJECTIVES:

- 1. Share with the community the development opportunity at 8th and Alexander, timeline and ways to stay engaged.**
- 2. Provide context and background on the need and importance of housing.**
- 3. Create a space to answer questions and listen to community ideas.**

02 NEED FOR HOUSING

WHY DO WE NEED AFFORDABLE HOUSING?

CALIFORNIA

#2*

In **California**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,028**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,761** monthly or **\$81,133** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

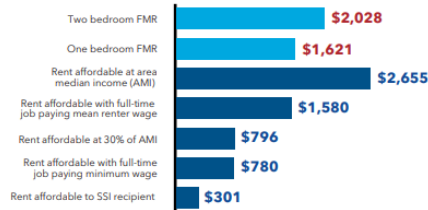
\$39.01
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT CALIFORNIA:

STATE FACTS	
Minimum Wage	\$15.00
Average Renter Wage	\$30.39
2-Bedroom Housing Wage	\$39.01
Number of Renter Households	5,861,796
Percent Renters	45%

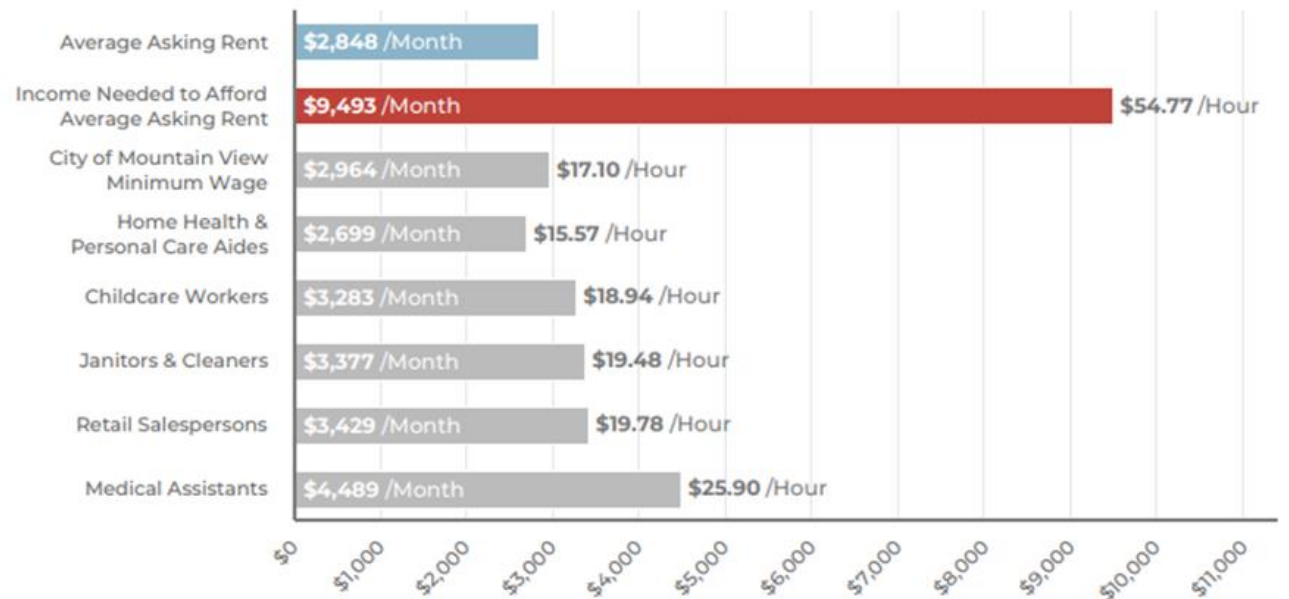
104 Work Hours Per Week At Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)	83 Work Hours Per Week At Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)
2.6 Number of Full-Time Jobs At Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)	2.1 Number of Full-Time Jobs At Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
San Francisco HMFA	\$61.50
Santa Cruz-Watsonville MSA	\$60.35
San Jose-Sunnyvale-Santa Clara HMFA	\$55.15
Santa Maria-Santa Barbara MSA	\$48.38
Santa Ana-Anaheim-Irvine HMFA	\$44.69



WHO CAN AFFORD TO RENT

Renters need to earn **3.2 times** minimum wage to afford the average asking rent in Santa Clara County.

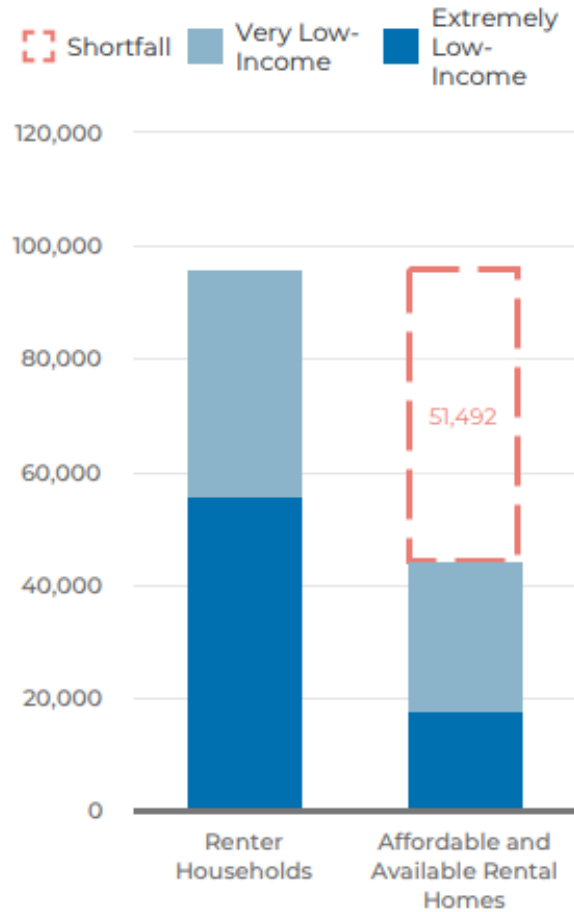


MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

ENORMOUS DEFICIT OF ELI AND VLI HOUSING

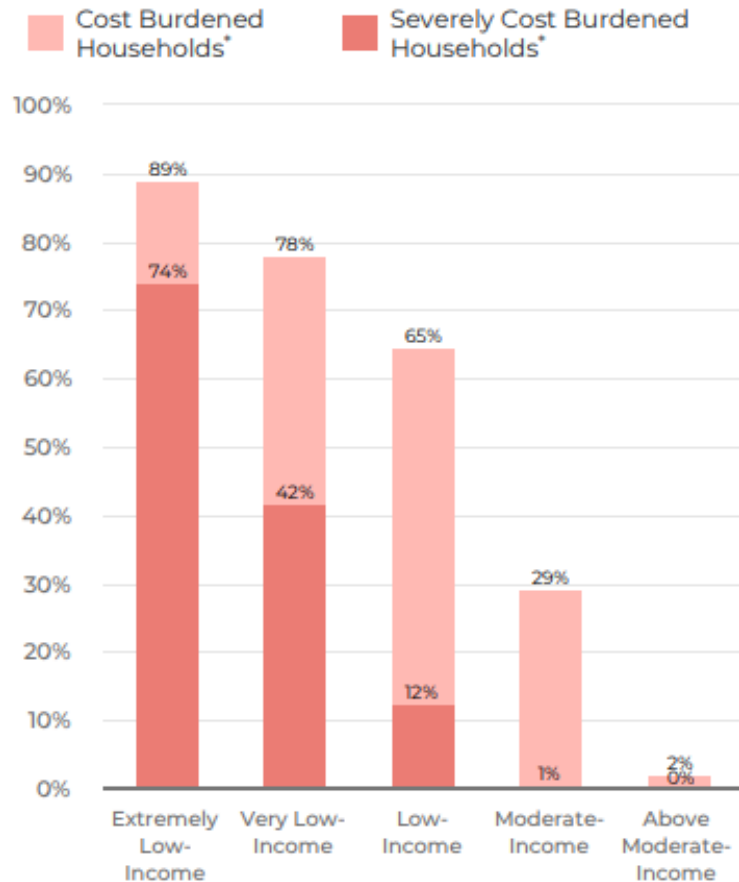
AFFORDABLE HOMES SHORTFALL

51,492 low-income renter households in Santa Clara County do not have access to an affordable home.



COST BURDENED RENTER HOUSEHOLDS

74% of ELI households in Santa Clara County are paying more than half of their income on housing costs compared to just 1% of moderate-income households.



Source: California Housing Partnership: Santa Clara County 2021 Affordable Housing Needs Report



REGIONAL HOUSING NEEDS ALLOCATION

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
SANTA CLARA COUNTY					
Campbell	752	434	499	1,292	2,977
Cupertino	1,193	687	755	1,953	4,588
Gilroy	669	385	200	519	1,773
Los Altos	501	288	326	843	1,958
Los Altos Hills	125	72	82	210	489
Los Gatos	537	310	320	826	1,993
Milpitas	1,685	970	1,131	2,927	6,713
Monte Sereno	53	30	31	79	193
Morgan Hill	262	151	174	450	1,037
Mountain View	2,773	1,597	1,885	4,880	11,135
Palo Alto	1,556	896	1,013	2,621	6,086
San Jose	15,088	8,687	10,711	27,714	62,200
Santa Clara	2,872	1,653	1,981	5,126	11,632
Saratoga	454	261	278	719	1,712
Sunnyvale	2,968	1,709	2,032	5,257	11,966
Unincorporated Santa Clara	828	477	508	1,312	3,125



BI-ANNUAL POINT IN TIME COUNT

JURISDICTION	UNSHelterED		ShelterED		TOTAL		'19-'22 % CHANGE
	2019	2022	2019	2022	2019	2022	
Total Incorporated	7,652	7,454	1,594	2,219	9,246	9,673	5%
City of Campbell	74	216	0	0	74	216	191%
City of Cupertino	159	102	0	0	159	102	-36%
City of Gilroy	345	606	359	208	704	814	16%
City of Los Altos	76	65	0	0	76	65	-14%
City of Los Altos Hills	2	0	0	0	2	0	*
Town of Los Gatos	16	58	0	0	16	58	*
City of Milpitas	125	249	0	25	125	274	119%
City of Monte Sereno	0	0	0	0	0	0	*
City of Morgan Hill	114	60	0	0	114	60	-47%
City of Mountain View	574	206	32	140	606	346	-43%
City of Palo Alto	299	263	14	0	313	263	-16%
City of San José	5,117	4,975	980	1,675	6,097	6,650	8%
City of Santa Clara	264	375	62	65	326	440	35%
City of Saratoga	10	0	0	0	10	0	*
City of Sunnyvale	477	279	147	106	624	385	-38%
Total Unincorporated	270	254	89	38	359	292	-19%
Confidential Locations	NA	NA	101	63	101	63	-38%
Total	7,922	7,708	1,784	2,320	9,706	10,028	3%

*Note: Percentage change was not calculated for rows with less than 50 individuals.



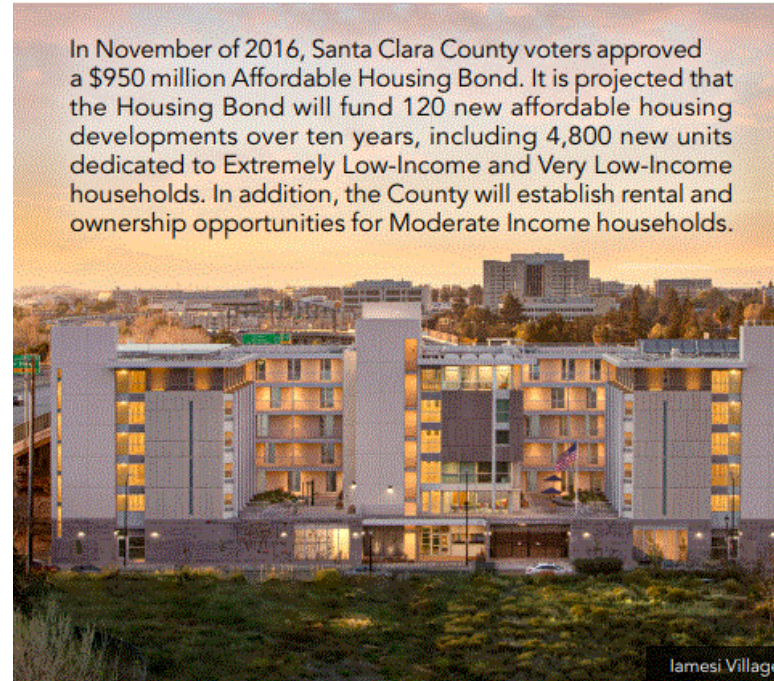
MEMORANDUM OF UNDERSTANDING AND THE OPPORTUNITY

- August 15, 2022 Gilroy City Council receive presentation from County staff about partnerships opportunities.
- September 12, 2022, Gilroy City Council approved a single-site MOU with the County.
- October 4, 2022, the Board of Supervisors Approves the MOU.



BUILDING HOMES, CHANGING LIVES 2016 Affordable Housing Bond Progress

In November of 2016, Santa Clara County voters approved a \$950 million Affordable Housing Bond. It is projected that the Housing Bond will fund 120 new affordable housing developments over ten years, including 4,800 new units dedicated to Extremely Low-Income and Very Low-Income households. In addition, the County will establish rental and ownership opportunities for Moderate Income households.



YEAR 5 IMPLEMENTATION

\$643,345,710

IN MULTI-FAMILY HOUSING
DEVELOPMENT APPROVED

9 CITIES

4,363 NEW APARTMENTS

689 UNITS RENOVATED

47 HOUSING DEVELOPMENTS

\$25 MILLION

FIRST-TIME HOMEBUYER PROGRAM

*As of Nov. 1, 2022. The implementation update does not include County acquisitions.



- ❖ **75 Units:**
 - ❖ 61 1-Bedrooms
 - ❖ 14 2-Bedrooms
 - ❖ 37 PSH Units
- ❖ **Completed: May 2020**

Need for Housing

Monterey Gateway Apartments, Gilroy, CA

Danco Communities

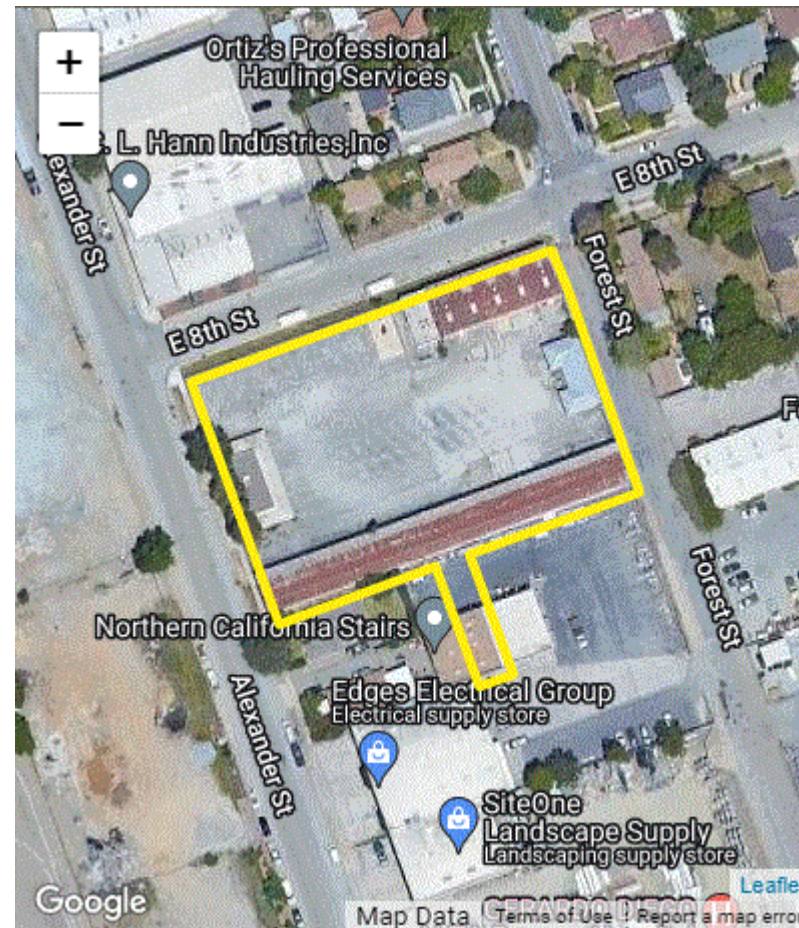


03 SITE OVERVIEW

SITE BACKGROUND

East 8th and Alexander Street

- The County previously used this site as a corporation yard from the 1920s to the 1960s
- Site has been vacant since 2016
- The property has been identified as a potential site for affordable housing





STREET VIEW

East 8th and Alexander Street



ZONING

East 8th and Alexander Street

Site Area:

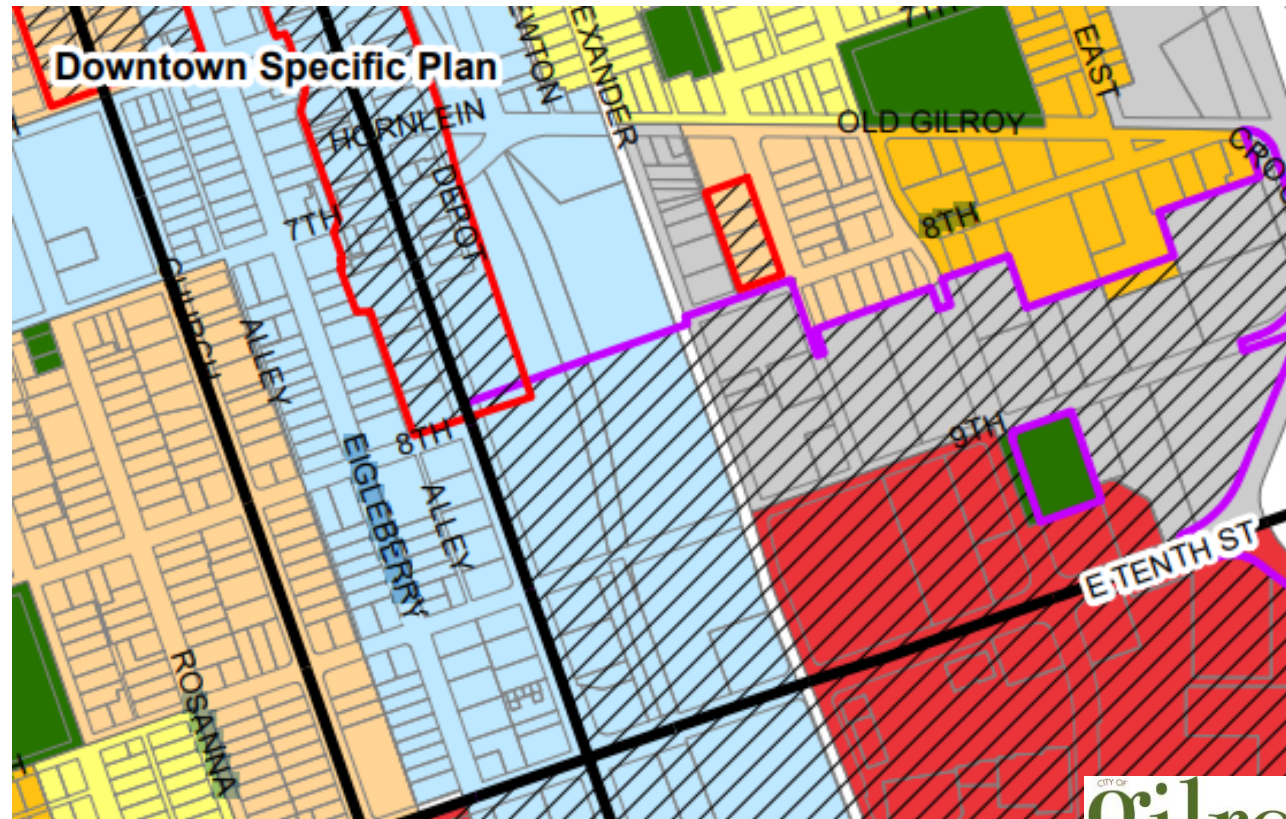
- 1.38 Acres (60,113 square feet)

Land Use:

- General Services Commercial

Site Zoning:

- Downtown Specific Plan Area
- Adjacent to the Cannery District



ESTIMATED TIMELINE

Early Community Engagement

(2 – 3 Months)

- Community Listening Sessions
- Visions and Goals for the site
- Additional Stakeholder listening sessions
- Project website for updates

Predevelopment

(1 – 2 Years)

- Programming & Conceptual Design
- Entitlement Land Use approvals
 - Planning Permit
 - CEQA/NEPA
 - Public Hearings
- Community Meetings
- Building Permits
- Construction Financing

Operations

(55 Years)

- County Regulatory Agreement
- Annual review of rent roles to ensure affordability
- Monthly and Quarterly Meetings with Development Partners

Developer Selection

(3 – 4 Months)

- Release a Request for Offer to Developer Partners
- Review and Interview Panels
- Developer Negotiations
- Board Approval

Construction

(1 ½ to 2 years)

- Lease up of units starts 6 months before construction is completed
- County works with City departments for target outreach of unhoused individuals

04 INPUT + Q&A



GROUND RULES:

Ask

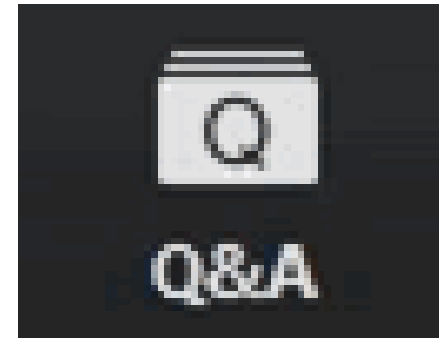
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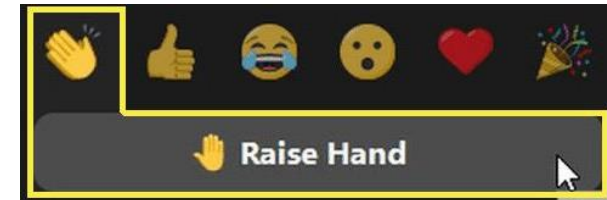
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05 CLOSING + NEXT STEPS



NEXT STEPS

East 8th and Alexander Street

Stay Engaged!

- Sign up for the mailing list (website below)
- Attend upcoming community meeting No. 2 – Date TBD
- Email us with your questions and feedback to help us be great neighbors!



Project Website: <https://osh.sccgov.org/housing-community-development/county-led-projects>

Email: Colleen.Tsuchimoto@hhs.sccgov.org

THANK YOU!

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