

**San José
Unified
School District**

September 2019 – Memo on Employee Housing Initiative

TO: SJUSD Housing Initiative Team

FROM: Kelly Snider and
Erik Schoennauer

SUBJECT: Employee Housing Initiative

DATE: September 19, 2019

This memo was prepared at the request of the district's Housing Initiative Team and recommends next steps to produce Employee and Workforce Housing.

BACKGROUND

In October 2017, the SJUSD Board of Trustees adopted a Resolution on the Affordable Housing Crisis, pledging its commitment to work collaboratively with the City of San José and the County of Santa Clara, to positively address the city's affordable housing crisis with a particular emphasis on housing affordable to the city's moderate-income and "Missing Middle" workforce.

In September 2018, the SJUSD Board of Trustees directed staff to explore the feasibility of employee housing at nine (9) properties throughout the district, with emphasis on properties that could:

- 1) better serve students;
- 2) positively address enrollment imbalances across schools; and
- 3) support employee housing projects.

ADDITIONAL SITE - MetroED

In addition to the 9 sites identified in the 2018 Master Plan Document, SJUSD has interest in an additional site which is home to programs administered by the Metropolitan Education District, or "MetroED." MetroED is a special district governed by a Joint Powers Authority which offers a range of career technical education and adult education programs. Through its participation in the Joint Powers Authority, the SJUSD District staff wishes to explore the feasibility for employee housing on portions of this site in collaboration with all stakeholders. We believe the MetroED parcels offer a good potential opportunity and recommend that the MetroED site be added to the list of potential housing sites.

PRIORITIZE SITES THAT WILL YIELD HOMES THE QUICKEST

With a grand total of 10 sites identified, our first recommendation is to winnow the potential sites by focusing exclusively on housing sites that can deliver housing for employees in the shortest amount of time. The need for employee housing is urgent, and even in the simplest of scenarios the time to design, approve, develop, construct, and occupy new housing is a 3-5 year process. Identifying a smaller number of sites (maximum of 4) that can be developed with housing in the

shortest amount of time will enable SJUSD to reap the benefits of offering affordable housing to some of its staff as quickly as possible.

The Master Plan Document includes goals that address issues beyond Workforce Housing – for instance there are opportunities to replace outdated facilities with new buildings; to consolidate schools and school sites; and/or to revise attendance areas district-wide. Administrative decisions about these non-housing-related goals would have to occur *before* analyzing them for housing feasibility – they would be “predecessor events” that require evaluation from other (i.e. non-housing) professionals. We recommend that any sites with substantial predecessor events **not be evaluated for housing at this time**. Although some of the sites requiring predecessor events could potentially accommodate employee housing while also accomplishing other district goals in the long run, they should not be considered for housing until those other predecessor events are decided.

We recommend analyzing a maximum of four sites for feasibility and then selecting one or two to proceed into pre-development, depending on funding options.

CITY JURISDICTION ON ZONING AND SITE APPROVAL

The 2016 Teacher Housing Act and other recently enacted state legislation encourages and allows housing on school district land, but it does **not** over-ride local zoning and land use approval requirements. Unlike school facility construction which is subject only to State regulations and building codes, all SJUSD housing development – even if it occurs on school properties – will be subject to City of San José land use controls. Specifically, housing projects will have to comply with the policies of San José’s General Plan and the Zoning Ordinances of the San José Municipal Code.

Today, none of the 10 sites **have a General Plan Land Use designation that allows any housing use**, which underscores the critical importance of the 2017 Resolution, in which SJUSD will “support housing projects by working closely with the City... to positively address the City’s affordable housing crisis.” Because none of the sites allow housing development according to the current General Plan and Zoning designations, discretionary approval from City of San José elected officials will be necessary, requiring a joint and cooperative approach with city officials. The process of obtaining jurisdictional approval to build housing on SJUSD land is called entitling the land, and the legal documentation allowing these uses are “Entitlements.” Specific entitlement strategies will vary depending on which site is being entitled and when, as the city of San José is scheduled to update its General Plan in 2020 and then again in 2024. The City Council also routinely considers amendments to its General Plan on a case-by-case basis when the application is submitted during certain times of the year. In any case, close coordination with the staff and elected officials in the City will be a key part of making quick and substantial progress toward the shared goal of addressing the City’s affordable housing crisis.

We evaluated the 10 sites for characteristics that would make them most likely to receive entitlements for employee housing in the shortest amount of time. These characteristics include proximity to transit and neighborhood serving uses (e.g. grocery, banks, medical); adjacent uses (e.g. next to existing residential; no heavy industrial uses nearby); and offering good street access and visibility.

IMPACTS TO STUDENTS AND SCHOOL OPERATIONS

As stated earlier, we recommend proceeding with sites that have no predecessor events because they are likely to yield housing the soonest. However, only one of the sites would have no predecessor events – and we recommend that 4 sites be evaluated for feasibility.

In addition to the site which has no predecessor event requirement (Lot 9 on Lenzen Avenue), a few sites have predecessor events which are limited in scope, and which effects may be mitigated by good planning during the feasibility and development process. As part of the feasibility analysis, SJUSD and the Housing Initiative Team must consider the impact of predecessor events, particularly any impact on student populations, and propose mitigations and solutions prior to recommending housing development. We recommend analyzing feasibility only on sites that would not require amending school attendance area boundaries. For sites that will have an impact on student populations, the feasibility report should include an analysis of the specific impacts and suggest solutions and mitigations for SJUSD to consider.

RECOMMENDATIONS

We recommend that SJUSD approve 4 sites (below) for further evaluation. In our opinion, the proposed sites have the possibility of supporting a housing construction project in the shortest amount of time and should be subject to an in-depth evaluation including:

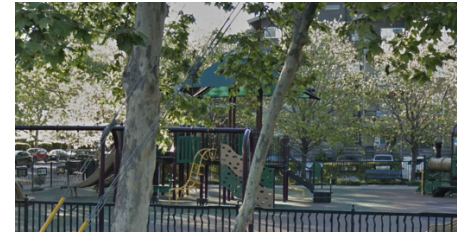
- a. initial site evaluation and feasibility analysis
- b. opportunities and challenges to development, entitlement, transit and/or parking; staging and construction; and other site-related characteristics
- c. yield studies and programs for specific buildings/units and construction types
- d. one or more 3-D massing diagrams of site development options
- e. initial environmental research, including geotech/flood/fire/biology reporting
- f. baseline revenue and operations pro formas, including rent schedules
- g. baseline development schedules with major milestones

| Property | Current Use | Key Features |
|---|---|--|
| 1. 855 Lenzen Avenue | SJUSD District Office Parking Lot 9 | No student population. Adjacent to multi-family residential. Near regional transportation. Current use can be easily replaced. Next to GP “Urban Village.” |
| 2. 1088 Broadway | River Glen K-8 School | Magnet school with no attendance area impacts. Adjacent to residential. Adjacent to commercial and shopping district. |
| 3. 1325 Bouret Drive | Second Start-Pine Hill Non-Public School | Non-Public school with no attendance area impacts. Near express and local transit. Adjacent to multi-family residential. Next to GP “Urban Village.” |
| 4. 760 Hillsdale Avenue and 705-745 West Capitol Expressway | Metropolitan Education District (MetroED) | No student population (if limited to non-instructional property). Near Light Rail line. Near commercial shopping district and multi-family residential. Within a GP “Urban Village.” Higher density and building heights possible. |

NEXT STEPS

If SJUSD approves in-depth feasibility analysis on the sites as recommended, the next step will be written feasibility reports, including the analyses outlined, for each of the approved sites. Feasibility analyses, including research into the entitlement process, will take 120-180 days. We estimate that no later than April 15, 2020 the district will have site plans and renderings; will know the size and number of potential homes; development and construction cost estimates; and proposed mitigations for any necessary predecessor events; for each of the approved sites.

Thank you for the opportunity to work on this worthwhile and much-needed project. We look forward to presenting these recommendations and answering your questions at the Special Board Session scheduled for September 23.



Address
855 Lenzen Avenue
San Jose, CA 95126

APN
261-04-007

Size
+/- 0.5 Acres

Neighborhood Boundary Schools
Trace Elementary
Hoover Middle
Lincoln High

Current Use
Parking Lot 9

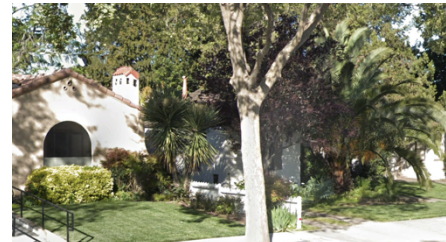
**Current Acreage of
Recreational Spaces**
0 acres

The auxiliary parking lot at 855 Lenzen, called Lot 9, is the only site recommended that has no essential use on it today. Although the parking is used by employees at the district office, there is additional parking capacity in SJUSD's nearby lots and some of the existing parking could possibly be replaced in a new building via shared parking.

Lot 9 is located on a busy thoroughfare connecting two regional connector arterials. It is ideal for small-unit, high-density residential development with low parking provision. It is adjacent to multi-family and detached residential development on two sides and a commercial building on the third side. Dense 4-story and 5-story apartment and condominium buildings line the street and occupy a great deal of the nearby neighborhood. It is walkable to the best shopping, open space, entertainment, and retail in all of San José, including numerous transit offerings at Diridon Station.

Many of the properties around Lot 9 are undergoing major redevelopment into 6- and 7-story mixed-use properties, particularly along Stockton Avenue. The site is just a few blocks (or less, if a new pedestrian bridge is built) from the Google Village plan area. It is ideal for intense residential use, though the small footprint of the site, and the desire to minimize auto parking in the influential sphere of Diridon Station, point to this comprising mostly smaller residential units such as studio apartments, or perhaps even co-living units.

It seems unlikely the city would require (or even allow) retail or commercial uses on the site – other than a long-grandfathered-in wine bottling facility, the entire street is public entities and residential uses only, whose occupants enjoy a short stroll to the offerings on The Alameda or near Whole Foods Market on Stockton. New housing on Lot 9 would be well-positioned to take advantage of the emerging food and café scene in the neighborhood, while also respecting the existing residential that would be “sandwiched” in between the SJUSD headquarters and the Lot 9 development.



Address

1088 Broadway Avenue
San José, CA 95125

APNs

264-56-009, 264-56-010

Size

+/- 5 Acres

Current Use

River Glen K-8 School
Magnet
(no attendance boundaries)

**Current Acreage of
Recreational Spaces**

1.75 acres

Neighborhood Boundary Schools

Willow Glen Elementary
Willow Glen Middle
Willow Glen High School

1088 Broadway is ideal for multi-family housing for school district employees, as it is in the transition zone between residential homes and a shopping center and commercial buildings on Lincoln Avenue. It is within walking distance to a large variety of services and transit, including grocery stores, pharmacies, restaurants, shops and medical offices including urgent care, all in the heart of the “Willow Glen” neighborhood. It is two blocks from the Three Creeks trail, a centerpiece of the city’s trail network connecting to downtown and the regional transit options at Diridon Station. Lincoln Avenue, just a few steps from the site, has dedicated bike lanes and recently underwent renovations to support pedestrian and bicycle access, safety, and walkability through the neighborhood.

It is adjacent to both detached homes and at least one multi-unit apartment building and borders many retail and commercial buildings. The site is “long and deep” – meaning it has relatively short street frontage on Broadway compared to the overall large size of the parcel. Since the site has auto egress only onto Broadway (with no auto connection to Willow or Lincoln), the main entrance for both people and vehicles will probably be facing Broadway near Ramona Avenue. Currently, the active field space is far from the street in the rear, not visible to the public, and not easily accessed. Opportunities for passive open space (e.g. plazas) closer to the street or adjacent to the commercial uses create opportunities to design compatible adjacent uses. Although there are several large trees on the property which should be evaluated for protection, it is mostly impervious surface and a sensitively designed multi-family development would increase opportunities to absorb stormwater runoff, support wildlife, and beautify the neighborhood.

New residents at 1088 Broadway could take advantage of the well-regarded and popular stores, restaurants, cafes and services (library, medical) in Willow Glen, all easily accessed without driving, which supports the city’s goal to reduce “VMT – Vehicle Miles Traveled.” It is an easy walk to several bus routes, including express buses which service the nearby Tamien station with Caltrain and light rail transit options.



Address
1325 Bouret Drive
San José, CA 95118

APN
569-35-001

Size
+/- 8.5 Acres

Current Use
Second Start-Pine Hill
Non-Public School
(no attendance boundaries)

**Current Acreage of
Recreational Spaces**
+/- 4 acres

Neighborhood Boundary Schools
Almaden Elementary
John Muir Middle
Pioneer High

1325 Bouret is an idyllic academic campus in the middle of a typical San Jose tract neighborhood. Neighboring properties are a combination of detached homes and attached rentals (duplex and triplex), but nothing is taller than 2 stories. However, the Bouret property has amazing access on fully 4 sides of the lot – it’s really an entire city block. This unusually large site will provide excellent opportunities for complementary site design with lower-mid density residential such as 3-story townhomes. The neighborhood does not have good access to a public park, so allowing a significant portion of the existing play field to remain as open space would continue to offer recreational opportunities to the current and future residents in the neighborhood.

Of the four sites recommended for feasibility, this is the only one that does not have any adjacency to commercial or retail - the neighborhood is predominantly residential for over a half-mile in every direction. The nearest retail, shops, and services are about .75 miles away and is mostly superstores and big box retail. And although there are several bus routes nearby, including express routes on Highway 85, residents will be more dependent upon auto travel and so consideration will have to be given to sufficient parking for the new residents.

The site is walking distance from the city’s proposed Branham-Meridian “Urban Village”, which is intended to offer richer retail and service offerings when it is developed in coming years. Since the Bouret site is so large, and since the area is likely to change when the Urban Village redevelopment occurs, this may be an ideal site to “phase” – by developing a portion of the site with housing in the near future and considering a more intense second phase a few years after that.



Addresses

760 Hillsdale Avenue
705-745 W Capitol Expressway
San José, CA 95136

APNs

459-05-013, 459-05-029
459-05-030, 459-05-031
459-05-032, 459-05-033
459-05-036, 459-05-038

Neighborhood Boundary Schools

Canoas Elementary
John Muir Middle
Gunderson High School

Current Uses

MetroED adult and technical education programs; administrative offices; retail

Size

+/- 23 Acres

Current Acreage of Recreational Spaces

0 acres

760 Hillsdale is an exceptionally large property that has many attractive features for a mixed-use housing development. For an initial residential project, it would make sense to identify a portion of the site (perhaps 5 - 7.5 acres) for multi-story residential building(s). One portion of the site ideal for residential redevelopment is toward the north end of the site, adjacent to the 3-story Parkside Glen Apartments. Another sub-site to research would be the Capitol Expressway frontage, where a series of retail buildings currently sit. Due to the complicated ownership structure between the retail shops, SJUSD, and the MetroEd JPA, these sub-sites may not be feasible and should be researched.

The Hillsdale site is ideal for developing a true transit-oriented mixed-use project that could include commercial square footage to complement the neighborhood. Adjacency to the Capitol Light Rail station is another attractive feature, both because it encourages transit usage and reduces car dependency and because the light rail leads directly to both Diridon Caltrain and Milpitas BART hubs, offering best-in-class access to our growing regional transit systems without ever getting stuck in a traffic jam.

Major arterials such as Capitol Expressway/Hillsdale Ave offer excellent pedestrian, transit, and auto access for future residents as well as the employees and patrons of any commercial and retail on the site. Currently, there is no usable open space (active use) on the site or even in the nearby neighborhood - and a large (e.g. 200+ unit) project could yield a new neighborhood park or dining plaza that would expose even more visitors to the facilities and programs of SJUSD and MetroEd. Potentially, the employees and students of the remaining educational facilities could have access to some of the plaza and park space, too, and possibly even shared parking arrangements from a residential project. A well-designed project could substantially enhance the walkability and usability of the neighborhood.

The height of the nearby overpass and the wide street with landscaped median are ideal for taller, more stately buildings of 4-5 stories and densities in the range of +/- 80 dwelling units per acre. The tall multi-family apartment building in the north and the large-scale commercial adjacency to the west would be complemented by a taller building with architectural merit, also.



**San José
Unified
School District**

June 2020 – Faculty/Staff Housing Assessment

EDUCATION HOUSING PARTNERS

A THOMPSON | DORFMAN COMPANY

June 09, 2020

Board of Education, San José Unified School District
c/o Ms. Nancy Albarrán
Superintendent
855 Lenzen Avenue
San José, CA 95126

Re: Faculty/Staff Housing Assessment

Dear Members of the Board of Education:

As outlined in the attached report, Education Housing Partners, Inc., a California Public-Benefit, Non-Profit Corporation (EHP), has concluded the initial scope of its assessment of the potential to develop faculty/staff housing on four sites owned by the San José Unified School District (SJUSD), previously identified through a separate process. EHP has determined that the District's goal of entitling and constructing faculty/staff apartments on each of these sites is physically and economically achievable, subject to the financing mechanism utilized. These sites could be entitled in as short a period as 10 to 12 months after submission of an entitlement application to the City of San José. Allowing for 12 months to prepare and permit the construction documents, and a minimum of 15 months of construction until first units are available, initial phases of the proposed projects could be ready for occupancy approximately 3 years from the beginning of the entitlement process.

Background

Due to the high cost of living in the Bay Area, SJUSD initiated a program to consider creating district-owned rental housing to help recruit and retain employees. The first part of this program involved reviewing potential sites and identifying those that were most appropriate for multi-family rental housing, which was completed in September 2019. In November 2019, EHP was retained to complete an analysis of the development potential of faculty/staff housing on the four sites that the District had selected.

On behalf of the District, EHP retained a design and development team to perform physical due diligence on each of the sites and to develop a set of massing studies with a variety of rental housing programs (unit mix and sizes). A preferred plan for each site that met the District's objectives was chosen for detailed economic analysis. The preferred plan had to (1) be contextual with the neighborhood surrounding each subject property, (2) provide a functional replacement of open space, if it was impacted on a specific campus, (3) incorporate a mix of unit types (both within the individual projects and across the portfolio) that would accommodate the breadth of household sizes of the District's employees, and (4) be of comparable quality to competitive market-rate rental communities in Silicon Valley. It should be noted that these preferred plans are indicative for modeling purposes and can be redesigned both architecturally and programmatically.

to better respond to District, City and/or community direction should SJUSD elect to proceed with one or more of these projects.

The sites analyzed were:

- **Lenzen** – The auxiliary parking lot for the District Offices is approximately 0.6 acres. Zoned LI for *Light Industrial*, the site is close to transit, shopping, and restaurants and is just north of a number of higher density multi-family communities. Within a one-mile radius of the site, the median age is 38 years old with a median household income of \$115k; approximately 58% of the 9,798 housing units are renter occupied. The site would require rezoning for the proposed use as well as a General Plan amendment. Based on this context, a 7-story building comprised of 5 residential levels containing 75 units built over a two-level parking structure has been conceptually designed and analyzed.
- **Broadway** – This site is approximately 4.6 acres consisting of facilities for the River Glen School with 1.75 acres of open space. The site is zoned R-1-8, allowing up to 8 homes per acre, and would require rezoning for the proposed use as well as a General Plan amendment. Within a one-mile radius of the site, the median age is 38 years old with a median household income of \$108k; approximately 50% of the 12,441 housing units are renter occupied. Given the surrounding character of the single-family neighborhood to the north and east of the campus and Willow Glen commercial district to the south and west, two different building types are proposed on the site; these include 32 three-story townhomes and a 4-story apartment building with 3 residential levels containing 120 units built over a single parking level. This larger building is situated adjacent to the existing commercial buildings. In addition, an approximately one-acre park is proposed that would be more prominently located and publicly accessible than the existing open space.
- **Bouret** – This approximately 8.7-acre site contains buildings currently housing the Pine Hill School and close to 5 acres of open space. The site is zoned R-1-8, allowing up to 8 homes per acre, and would require rezoning for the proposed use as well as a General Plan amendment. Within a one-mile radius of the site, the median age is 38 years old with a median household income of \$109k; approximately 39% of the 9,493 housing units are renter occupied. The almost square site is surrounded on all sides by lower density single-family homes as well as duplexes and triplexes. Due to the surroundings, two different product types have been conceived for this property; these include 48 two-story townhomes on the north and south perimeters and a central three-story 73 unit apartment building with “tuck-under” parking for 31 cars (carports would also be provided for apartment occupants). Approximately 4.25 acres of open space would be reconfigured to provide two baseball diamonds, a soccer field and play area.
- **Hillsdale** – This is the largest and most complex of the sites considered and is located on a largely unused portion of the MetroED campus. It benefits from good transit connections and neighboring amenities, but portions of the campus (primarily along Capital Expressway) are encumbered by a Joint Powers Authority. It is also subject to the City’s “Signature Project” zoning requirements. Although master plans involving redevelopment

of the entirety of the site were considered, the large-scale effort to meet both District educational objectives and the City’s planning guidelines, as well as create new housing, would take years and cost hundreds of millions of dollars to implement. It was thought that this should be addressed as a separate study if directed by ownership. Subsequently, a fallow 3-acre site on the north side of the property along Hillsdale Avenue, owned by the District, was identified for analysis. The south side of Hillsdale is lined with multi-story apartments and condominium buildings. Within a one-mile radius of the site, the median age is 37 years old with a median household income of \$121k; approximately 39% of the 9,166 housing units are renter occupied. The proposed project includes a mixed-use 7-story building containing 325 units in 5 levels of housing built over a 2-story parking structure. In conformance with the Signature Project guidelines, 12,000 square feet of commercial space would be built fronting Hillsdale on the street level and could be retained for District use, and an adjacent 0.9-acre park would be constructed on a surplus parking lot.

Exhibits to this report include conceptual architectural and engineering plans that detail the site planning and massing, building typology and illustrative elevations, unit program and specifications, parking, landscape and open space design, and preliminary civil engineering. In addition, site-specific summaries provide overviews on geotechnical, environmental, title, traffic, utilities and infrastructure, and identification and rental analysis of competitors in the submarket.

With the information outlined above, EHP analyzed project costs and economics. To assist this effort, three general contractors were engaged to prepare hard cost budget estimates for each of the sites. All three of the general contractors are experienced, well-regarded firms and priced the projects based on a prevailing wage scale. These budgets were analyzed for completeness and consistency to determine a range of probable cost for each associated project. It should be noted that future construction costs are unpredictable at this point due to the impact of the Shelter In Place order and the unknown duration and impact of COVID-19 on the local economy, global supply chains, and new OSHA regulations that will likely be incorporated. However, based on past experience over the preceding 24 months, contingencies were added for design omissions and construction inflation, which is forecasted to increase 0.5% per month for the next two years until an anticipated construction start.

This information, along with other hard and soft cost budgets, was used to determine the revenue necessary to achieve financial stability. These revenues are referred to as the “*Break-Even Revenues*,” which are the revenues necessary to cover operating expenses and reserves only. It should be noted that the District is considering financing these developments with General Obligation bonds, which would not require the properties to service any debt.

Due to the District’s ownership of the housing and occupancy by school employees, operating expenses are dramatically lower than competitive Class A apartments. In particular, district-owned housing benefits from:

- No property taxes;
- Limited on-site leasing and management staff;
- Reduced turnover costs; and

- Reduced or eliminated insurance expense (assuming property casualty and liability insurance are bound under the District’s insurance program at nominal costs).

These adjustments, as well as several others that are resultant of operational efficiencies, high occupancy rates, and low turnover, generate operating costs that are typically less than half of market-rate rental communities.

Conclusions

The tables below reflect the development costs, proposed unit programs, and Break-Even Revenues assuming project funding with a General Obligation bond:

| Lenzen | | | | |
|----------------------|-----------|--|---------------------|-------------------------|
| | | Total Cost – High Estimate: \$63,721,000 (\$850k/unit) | | |
| | | Total Cost – Low Estimate: \$49,000,000 (\$653k/unit) | | |
| Unit Type | Quantity | Unit Mix % | Rentable Area (SF) | Break-Even Revenues /Mo |
| Stacked Flats | 75 | | | |
| 1BD/1BA (Junior) | 5 | 7% | 610 | \$ 450 |
| 1BD/1BA | 55 | 73% | 730 | \$ 500 |
| 2BD/2BA | 15 | 20% | 1,040 | \$ 600 |
| Total | 75 | 100% | 784 | \$ 517 |

| Broadway | | | | |
|----------------------|------------|---|---------------------|-------------------------|
| | | Total Cost – High Estimate: \$134,800,000 (\$887k/unit) | | |
| | | Total Cost – Low Estimate: \$88,800,000 (\$584k/unit) | | |
| Unit Type | Quantity | Unit Mix % | Rentable Area (SF) | Break-Even Revenues /Mo |
| Stacked Flats | 120 | | | |
| 1BD/1BA (Junior) | 36 | 24% | 610 | \$ 400 |
| 1BD/1BA | 54 | 36% | 730 | \$ 450 |
| 2BD/2BA | 30 | 20% | 1,046 | \$ 525 |
| Townhomes | 32 | | | |
| 3BD/2.5BA | 18 | 12% | 1,550 | \$ 700 |
| 3BD/3BA | 14 | 9% | 1,660 | \$ 750 |
| Total | 152 | 100% | 947 | \$ 510 |

| Bouret | | | | |
|----------------------|------------|-------------|-----------------------------|-----------------------------|
| | | | Total Cost – High Estimate: | \$110,600,000 (\$914k/unit) |
| | | | Total Cost – Low Estimate: | \$79,800,000 (\$659k/unit) |
| Unit Type | Quantity | Unit Mix % | Rentable Area (SF) | Break-Even Revenues /Mo |
| Stacked Flats | 73 | | | |
| 1BD/1BA | 28 | 23% | 700 | \$ 400 |
| 2BD/2BA | 39 | 32% | 1,000 | \$ 475 |
| 3BD/3BA | 6 | 5% | 1,200 | \$ 550 |
| Townhomes | 48 | | | |
| 3BD/2.5BA | 48 | 40% | 1,642 | \$ 600 |
| Total | 121 | 100% | 1,195 | \$ 511 |

| Hillsdale | | | | |
|----------------------|------------|-------------|-----------------------------|-----------------------------|
| | | | Total Cost – High Estimate: | \$237,000,000 (\$729k/unit) |
| | | | Total Cost – Low Estimate: | \$166,800,000 (\$513k/unit) |
| Unit Type | Quantity | Unit Mix % | Rentable Area (SF) | Break-Even Revenues /Mo |
| Stacked Flats | 325 | | | |
| 1BD/1BA (Junior) | 37 | 11% | 610 | \$ 450 |
| 1BD/1BA | 204 | 63% | 730 | \$ 525 |
| 2BD/2BA | 84 | 26% | 1,061 | \$ 600 |
| Total | 325 | 100% | 802 | \$ 536 |

It should be noted that the Break-Even Revenues do not necessarily reflect monthly rental rates for residents but are much lower than the market rental rates for similar unit types as shown in the attached Competitive Market Rental Rate exhibit. Specific rental rates at the proposed sites can be adjusted based on financial need or other considerations, however, such a system should be reviewed with counsel to confirm that it complies with the Fair Housing Act and other non-discriminatory legislation.

For comparison purposes, EHP reviewed the publicly available development budgets for affordable multi-family rental projects to be financed by the County of Santa Clara Office of Supportive Housing with Measure A funds. Specifically, EHP analyzed projects most recently approved by the County on March 10, 2020. It should be noted that unit mixes and building typologies between the County and SJUSD projects vary greatly, particularly due to the inclusion of larger townhome units in the District’s overall program and more 2- and 3-bedroom units, in general. Consequently, the best metric for comparison is cost per bedroom. Based on this metric, the budgets for the District projects appear in line with the lower end of the County’s reported development budgets, as shown in the attached exhibit.

Next Steps

Assuming there is District support to fund and pursue any or all of the projects outlined herein, the next steps following this feasibility stage would be:

- (1) Review the proposed projects with City Staff in the Planning, Public Works, and Fire Departments;
- (2) Outreach to appointed and elected City Officials;
- (3) Respond to the various tasks outlined in the Project Summaries; and
- (4) Engage the design team to prepare applications for the projects that the District wishes to pursue.

Thank you for the opportunity to work with SJUSD on this important initiative. Please let us know if you have any questions.

Sincerely,

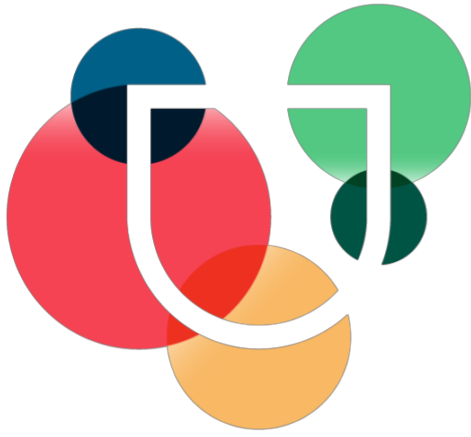


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President

cc: Stephen McMahon, Deputy Superintendent
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Philip J. Henderson, Orbach Huff Suarez + Henderson LLP
Kelly Snider, Kelly Snider Consulting
Erik Schoennauer, The Schoennauer Company
Will Thompson, Education Housing Partners
Joanna Julian, Education Housing Partners

Exhibits:

- 1) Project Overviews
- 2) Proposed Plans
- 3) Proposed Unit Specifications
- 4) Pro Forma Analysis by Site
- 5) Studies and Reports
 - Phase 1 Environmental Review
 - Preliminary Geotechnical Analysis
 - Preliminary Traffic Analysis
 - Title Reports
 - Civil Engineering Feasibility Study
 - Construction Cost Comparison
 - Operating Cost Comparison
 - Sample Capital Reserve Replacement Analysis
 - Measure A Funding Comparison
 - Competitive Market Rental Rate Comparison



**San José
Unified
School District**

April 2024 – Updated Cost Estimates for Potential Properties

Lenzen Site

- Total Development Costs¹
 - Low Estimate: \$58.2M (\$775k per unit)
 - High Estimate: \$75.6M (\$1.0M per unit)
- 75 Units – Stacked Flats
- Unit Mix
 - 80% 1 BR & Jr. 1 BR
 - 20% 2 BR
- Average Unit Size: 785 sq. ft.
- Max Building Height: 75 ft.
- Parking Ratio: 0.50

¹ Adjusted for cost escalation since 2020



Hillsdale Site

- Total Development Costs¹
 - Low Estimate: \$199.0M (\$612k per unit)
 - High Estimate: \$282.8M (\$870k per unit)
- 325 Units – Stacked Flats
- Unit Mix
 - 74% 1 BR & Jr. 1 BR
 - 26% 2 BR
- 11,600 sq. ft. commercial
- Average Unit Size: 800 sq. ft.
- Max Building Height: 77 ft.
- Parking Ratio: 1.33 (1.2 for residential)
- Open Space: 0.92-acre park

¹ Adjusted for cost escalation since 2020



Bouret Site

- Total Development Costs¹
 - Low Estimate: \$94.9M (\$785k per unit)
 - High Estimate: \$131.6M (\$1.1M per unit)
- 121 Units
 - 73 Stacked Flats
 - 48 Townhomes
- Unit Mix
 - 23% 1 BR & Jr. 1 BR
 - 77% 2 BR & 3 BR
- Average Unit Size: 1,200 sq. ft.
- Max Building Height: 31 ft.
- Parking Ratio: 1.7
- Open Space: 4.26-acre park

¹ Adjusted for cost escalation since 2020



Broadway Site (River Glen)

- Total Development Costs¹
 - Low Estimate: \$105.8M (\$696k per unit)
 - High Estimate: \$160.6M (\$1.1M per unit)
- 152 Units
 - 120 Stacked Flats
 - 32 Townhomes
- Unit Mix
 - 59% 1 BR & Jr. 1 BR
 - 41% 2 BR & 3 BR
- Average Unit Size: 950 sq. ft.
- Max Building Height: 43 ft.
- Parking Ratio: 1.7
- Open Space: 0.86-acre park

¹ Adjusted for cost escalation since 2020

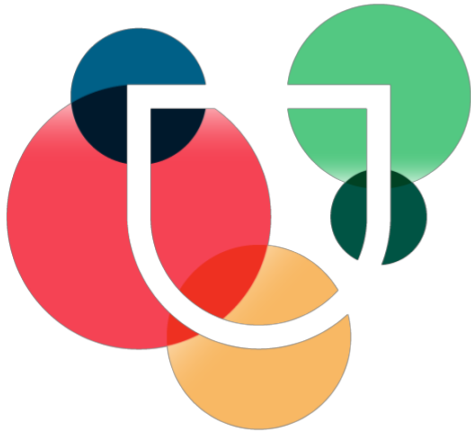


Project Data Summary

| Project Data | | | | | Total Development Cost: Upper-Bound Estimate ¹ | | "Break Even" Monthly Rents |
|--------------|-------------|------------|-----------|-------------------|--|------------------|-------------------------------|
| Site | Total Units | Flats | Townhomes | Average Unit Size | Total Cost (\$) | Per Unit (\$) | Rent (\$/Mo) |
| Lenzen | 75 | 75 | 0 | 785 SF | \$75,600,000 | \$1,008,000 | \$650-\$900 |
| Bouret | 121 | 73 | 48 | 1,200 SF | \$131,575,000 | \$1,087,000 | \$650-\$900 |
| Broadway | 152 | 120 | 32 | 950 SF | \$160,550,000 | \$1,056,000 | \$650-\$900 |
| Hillsdale | 325 | 325 | 0 | 800 SF | \$282,800,000 | \$870,000 | \$650-\$900 |
| TOTAL | 673 | 593 | 80 | 900 SF | \$650,500,000 | \$967,000 | \$650-\$900 |

¹ Adjusted for cost escalation since 2020





**San José
Unified
School District**

**April 2024 – Category 1 Need at San José Unified Properties from
Facility Condition Assessment**

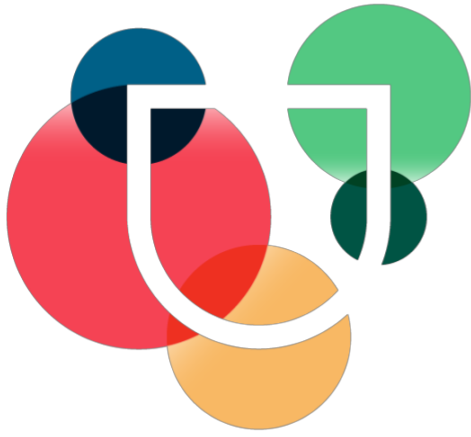
| Work Identified by Facilities Condition Assessment | | |
|---|---------------------------------------|--|
| Category | Project | Estimated District-Wide Cost from Facilities Condition Assessment |
| Building Exteriors | Roofing | \$73,590,455 |
| Building Exteriors | Exterior Paint | \$25,334,225 |
| Building Exteriors | Gutters and Downspouts | \$12,537,755 |
| Building Exteriors | Windows | \$12,477,527 |
| Building Exteriors | Exterior Doors | \$11,645,991 |
| Building Exteriors | Trim and Fascias | \$8,192,014 |
| Building Exteriors | Exterior Building Lighting | \$6,727,399 |
| Building Exteriors | Exterior Hardware | \$6,373,193 |
| Building Exteriors | Building Cladding Materials | \$3,139,178 |
| Building Exteriors | Covered Walks and Structures | \$1,734,828 |
| Building Exteriors | Outdoor School Lockers | \$1,072,764 |
| Building Exteriors | Structural Seismic | \$731,430 |
| Building Interiors | Mechanical Systems, Energy Mgt System | \$231,110,681 |
| Building Interiors | Lighting | \$181,165,109 |
| Building Interiors | Technology - Cabling and Equipment | \$105,907,010 |
| Building Interiors | Fire Alarm System | \$60,150,560 |
| Building Interiors | Technology - Audio/Visual | \$52,897,018 |
| Building Interiors | Clock Bell Public Address | \$46,734,177 |
| Building Interiors | Ceiling Finishes | \$44,727,224 |
| Building Interiors | Floor Finishes | \$38,828,919 |
| Building Interiors | Power Distribution | \$38,337,581 |
| Building Interiors | Window Coverings | \$35,949,331 |
| Building Interiors | Cabinets, Casework, Built-ins | \$34,535,220 |
| Building Interiors | Interior Paint | \$29,914,422 |
| Building Interiors | Whiteboards and Tackboards | \$24,730,461 |
| Building Interiors | Intrusion Alarm System | \$17,506,411 |
| Building Interiors | Plumbing | \$15,731,731 |
| Building Interiors | Domestic Water | \$12,741,915 |
| Building Interiors | Interior Accessibility | \$7,482,097 |
| Building Interiors | Restroom Fixtures/Partitions | \$7,211,308 |
| Building Interiors | Interior Doors | \$6,493,473 |
| Building Interiors | Wall Finishes | \$5,125,911 |
| Building Interiors | Door Hardware | \$2,714,418 |
| Building Interiors | Lifts and Elevators | \$2,698,164 |
| Building Interiors | Classroom Partitions | \$780,192 |
| Sitework | Site Power | \$50,362,991 |
| Sitework | Turf and Landscaping Areas | \$35,551,932 |
| Sitework | Site Sewer | \$24,863,514 |
| Sitework | Site Gas | \$24,571,442 |
| Sitework | Site Water | \$20,428,281 |
| Sitework | Drainage | \$11,612,665 |
| Sitework | Site Accessibility | \$11,595,096 |
| Sitework | Exterior Fencing | \$11,246,159 |
| Sitework | Playground Equipment | \$8,725,414 |
| Sitework | Exterior Site Lighting | \$8,007,005 |
| Sitework | Concrete Paving | \$7,298,233 |
| Sitework | Landscape Irrigation | \$5,083,587 |
| Sitework | Asphalt Concrete Play Areas | \$4,063,060 |
| Sitework | Asphalt Traffic Paving | \$2,574,560 |
| Sitework | Stairs and Ramps | \$2,054,506 |
| Sitework | Railings and Guardrails | \$1,201,171 |

Modernization and New Construction Potential Projects and Estimated Costs

| Category | Project | Type of Site | Units | Total Modernization Cost | Total New Construction Cost |
|-----------------|---|---------------------|--------------|---------------------------------|------------------------------------|
| Athletics | New Pool | HS | 1.00 | \$4,663,278 | \$8,500,000 |
| Athletics | New Pool | HS | 1.00 | \$4,663,278 | \$8,500,000 |
| Athletics | New Pool | HS | 1.00 | \$4,663,278 | \$8,500,000 |
| Classrooms | Add TK Classrooms | ES | 30.00 | \$30,000,000 | \$30,000,000 |
| Classrooms | New Science Building | HS | 1.00 | \$18,653,112 | \$24,500,000 |
| Classrooms | New Science Building | HS | 1.00 | \$18,653,112 | \$24,500,000 |
| Classrooms | New Classroom Building to replace Portables | ES | 1.00 | \$16,300,000 | \$21,000,000 |
| Classrooms | New Classroom Building to replace Portables | ES | 1.00 | \$16,300,000 | \$21,000,000 |
| Classrooms | New Classroom Building to replace Portables | ES | 1.00 | \$16,300,000 | \$21,000,000 |
| Classrooms | New Classroom Building to replace Portables | ES | 1.00 | \$16,300,000 | \$21,000,000 |
| Classrooms | New Classroom Building to replace Portables | ES | 1.00 | \$16,300,000 | \$21,000,000 |
| Classrooms | New Classroom Building to replace Pod building | ES | 1.00 | \$16,300,000 | \$21,000,000 |
| Classrooms | Enclose open pod classrooms | MS | 1 | \$7,500,000 | \$7,500,000 |
| Fields | Baseball Field Turf Replacement or Baseball Field Replacement | HS | 1.00 | \$3,500,000 | \$8,000,000 |
| Fields | Baseball Field Turf Replacement or Baseball Field Replacement | HS | 1.00 | \$3,500,000 | \$8,000,000 |
| Fields | Baseball Field Turf Replacement or Baseball Field Replacement | HS | 1.00 | \$3,500,000 | \$8,000,000 |
| Fields | Baseball Field Turf Replacement or Baseball Field Replacement | HS | 1.00 | \$3,500,000 | \$8,000,000 |
| Fields | Baseball Field Turf Replacement or Baseball Field Replacement | HS | 1.00 | \$3,500,000 | \$8,000,000 |
| Fields | Baseball Field Turf Replacement or Baseball Field Replacement | HS | 1.00 | \$3,500,000 | \$8,000,000 |
| Fields | Softball Field Turf Replacement or Softball Field Replacement | HS | 1.00 | \$2,500,000 | \$3,500,000 |
| Fields | Softball Field Turf Replacement or Softball Field Replacement | HS | 1.00 | \$2,500,000 | \$3,500,000 |
| Fields | Softball Field Turf Replacement or Softball Field Replacement | HS | 1.00 | \$2,500,000 | \$3,500,000 |
| Fields | Softball Field Turf Replacement or Softball Field Replacement | HS | 1.00 | \$2,500,000 | \$3,500,000 |
| Fields | Softball Field Turf Replacement or Softball Field Replacement | HS | 1.00 | \$2,500,000 | \$3,500,000 |
| Fields | Softball Field Turf Replacement or Softball Field Replacement | HS | 1.00 | \$2,500,000 | \$3,500,000 |
| Fields | Stadium Bleacher Replacement/modifications | HS | 1 | \$300,000 | \$1,000,000 |
| Fields | Stadium Bleacher Replacement/modifications | HS | 1 | \$300,000 | \$1,000,000 |
| Fields | Stadium Bleacher Replacement/modifications | HS | 1 | \$300,000 | \$1,000,000 |
| Fields | Stadium Bleacher Replacement/modifications | HS | 1 | \$300,000 | \$1,000,000 |
| Fields | Stadium Bleacher Replacement/modifications | HS | 1 | \$300,000 | \$1,000,000 |
| Gym | Bleacher/GYM Floor Replacements in Gym | MS | 6.00 | \$6,000,000 | \$9,000,000 |
| Gym | Bleacher/GYM Floor Replacements in Main Gym | HS | 6.00 | \$6,000,000 | \$9,000,000 |
| Gym | Bleacher/GYM Floor Replacements in Auxillary Gym | HS | 6.00 | \$6,000,000 | \$9,000,000 |

Modernization and New Construction Potential Projects and Estimated Costs

| Category | Project | Type of Site | Units | Total Modernization Cost | Total New Construction Cost |
|-----------------------|--|---------------------|--------------|---------------------------------|------------------------------------|
| HVAC | Remove Chiller Plant with new HVAC | ES | 1 | \$2,600,000 | \$2,600,000 |
| Infrastructure | Install EV Charging Stations and Electrical Substation | Districtwide | 51.00 | \$2,550,000 | \$2,550,000 |
| Infrastructure | Site Signage Package | Districtwide | 51 | \$2,550,000 | \$2,550,000 |
| Infrastructure | Bottle Filling Stations | All | 48.00 | \$1,440,000 | \$1,440,000 |
| Infrastructure | Site Storage | All | 31 | \$930,000 | \$930,000 |
| Infrastructure | Bus Washing Station | Districtwide | 1.00 | \$250,000 | \$250,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
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| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| Multi-Use Buildings | New/Expand Multi-Use Building | ES | 1 | \$11,658,195 | \$18,000,000 |
| School Admin Building | New/Expand Administraton Building | ES | 1.00 | \$9,326,556 | \$13,000,000 |
| School Admin Building | New/Expand Administraton Building | ES | 1.00 | \$9,326,556 | \$13,000,000 |
| School Admin Building | New/Expand Administraton Building | ES | 1.00 | \$9,326,556 | \$13,000,000 |
| School Admin Building | New/Expand Multi-Use Building | ES | 1.00 | \$9,326,556 | \$13,000,000 |
| School Admin Building | New/Expand Administraton Building | ES | 1.00 | \$11,700,000 | \$11,658,195 |
| School Admin Building | New/Expand Administraton Building | ES | 1.00 | \$11,700,000 | \$11,658,195 |
| School Admin Building | New/Expand Administraton Building | ES | 1.00 | \$11,700,000 | \$11,658,195 |
| Theater | New HS Theater | HS | 1 | \$28,000,000 | \$28,000,000 |
| Theater | New HS Theater | HS | 1 | \$28,000,000 | \$28,000,000 |
| Theater | New HS Theater | HS | 1 | \$28,000,000 | \$28,000,000 |
| Theater | New HS Theater | HS | 1 | \$28,000,000 | \$28,000,000 |
| Theater | New HS Theater | HS | 1 | \$28,000,000 | \$28,000,000 |



**San José
Unified
School District**

**January 2025 – Key Information on Properties for Potential Employee
Housing**

ADVISORY COMMITTEE ON WORKFORCE HOUSING

Key Information on Properties for Potential Employee Housing

| Property | Estimated Total Cost | Total Units | Estimated Per Unit Cost | Unit Mix |
|------------------------------|----------------------|-------------|-------------------------|--|
| Lenzen (Lot 9) | \$75.6m | 75 | \$1,008,000 | 75 Stacked Flats 80% 1 BR & Jr. 1 BR 20% 2 BR Average Unit Size: 785 sq. ft. Parking Ratio: 0.5 |
| Broadway (River Glen K-8) | \$160.5m | 152 | \$1,087,000 | 120 Stacked Flats 32 Townhomes 59% 1 BR & Jr. 1 BR 41% 2 BR & 3 BR Average Unit Size: 950 sq. ft. Parking Ratio: 1.7 |
| Bouret (Pine Hill) | \$131.6m | 121 | \$1,056,000 | 73 Stacked Flats 48 Townhomes 23% 1 BR & Jr. 1 BR 77% 2 BR & 3 BR Average Unit Size: 1,200 sq. ft. Parking Ratio: 1.7 |
| Hillsdale (MetroEd) | \$282.8m | 325 | \$870,000 | 325 Stacked Flats 74% 1 BR & Jr. 1 BR 26% 2 BR Average Unit Size: 800 sq. ft. Parking Ratio: 1.2 |



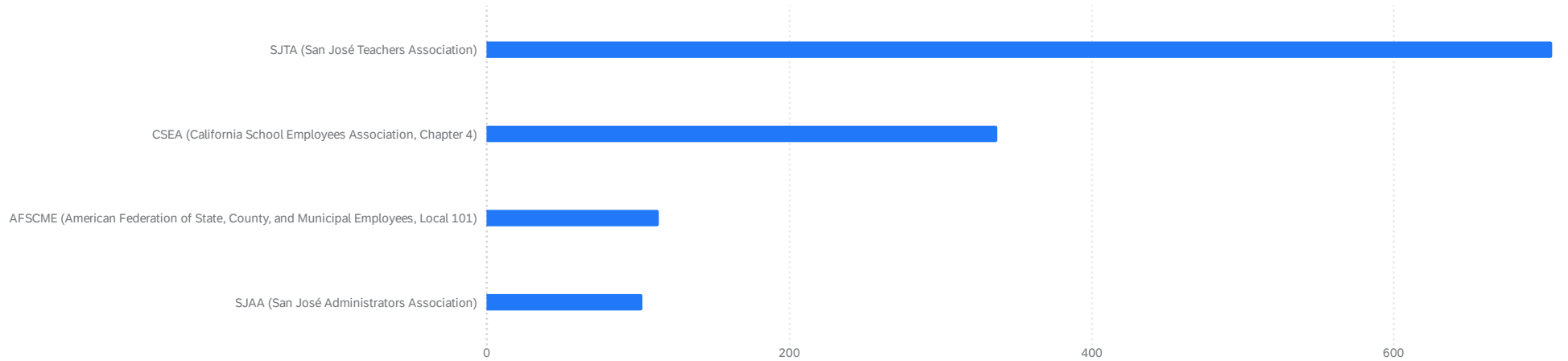
**San José
Unified
School District**

**January 2025 – Results of Employee Housing Survey of San José
Unified Staff**

San José Unified Employee Housing Survey Results

Responses: 1,300

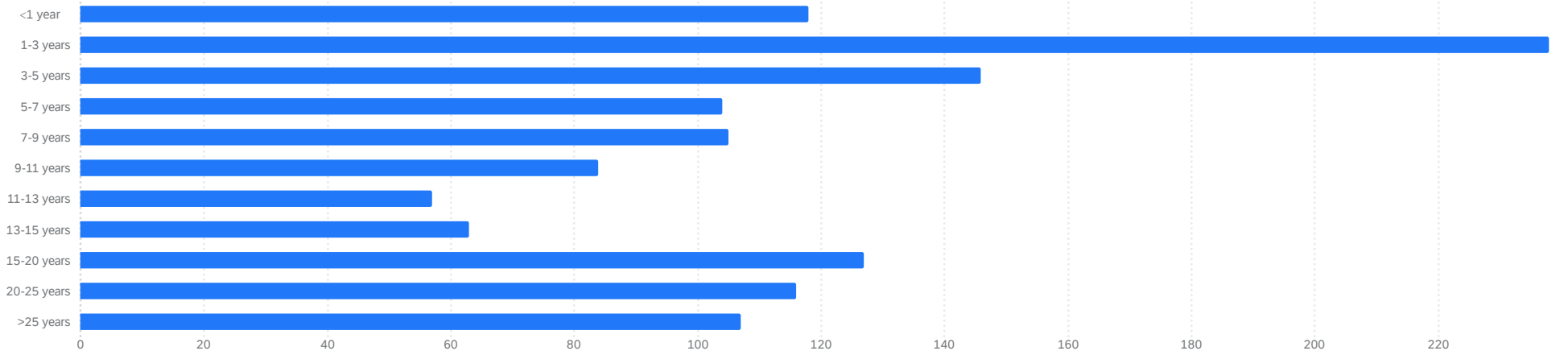
Please select your current employee group 1,260 ⓘ



Please select your current employee group 1,260 ⓘ

| Q3 - Please select your current employee group | Percentage | Count |
|---|------------|-------|
| SJTA (San José Teachers Association) | 56% | 705 |
| CSEA (California School Employees Association, Chapter 4) | 27% | 338 |
| AFSCME (American Federation of State, County, and Municipal Employees, Local 101) | 9% | 114 |
| SJAA (San José Administrators Association) | 8% | 103 |

How many years have you been employed with San José Unified? 1,265 ⓘ



How many years have you been employed with San José Unified? 1,265 ⓘ

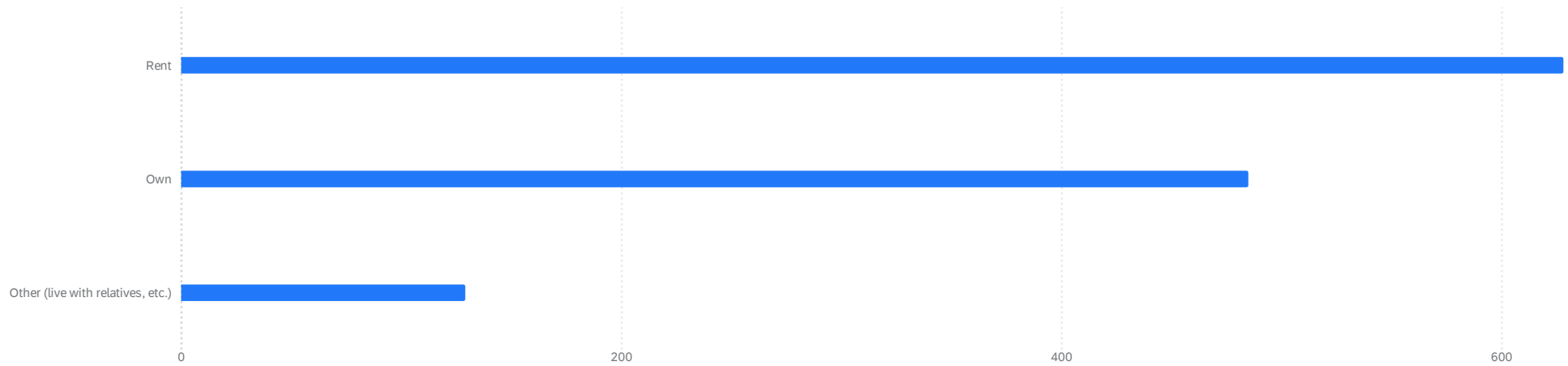
| Q4 - How many years have you been employed with San José Unified? | Percentage | Count |
|---|------------|-------|
| <1 year | 9% | 118 |
| 1-3 years | 19% | 238 |
| 3-5 years | 12% | 146 |
| 5-7 years | 8% | 104 |
| 7-9 years | 8% | 105 |
| 9-11 years | 7% | 84 |
| 11-13 years | 5% | 57 |
| 13-15 years | 5% | 63 |
| 15-20 years | 10% | 127 |
| 20-25 years | 9% | 116 |
| >25 years | 8% | 107 |

What is your current work location (if itinerant employee, select the location to which you are assigned to report)? 1,242 ⓘ

| Q5 - What is your current work location (if itinerant employee, select the location to which you are assigned to report)? | Percentage | Count |
|---|------------|-------|
| Abraham Lincoln High | 4% | 51 |
| Allen at Steinbeck | 3% | 33 |
| Almaden Elementary | 1% | 15 |
| Anne Darling Elementary | 1% | 14 |
| Booksin Elementary | 1% | 13 |
| Bret Harte Middle | 2% | 26 |
| Broadway High | 2% | 20 |
| Canoas Elementary | 2% | 25 |
| Castillero Middle | 3% | 32 |
| Empire Gardens Elementary | 1% | 14 |
| Ernesto Galarza Elementary | 2% | 22 |
| Gardner Elementary | 1% | 12 |
| Grant Elementary | 2% | 21 |
| Graystone Elementary | 1% | 14 |
| Gunderson High | 2% | 31 |
| Hacienda Science/Environmental Magnet | 1% | 16 |
| Hammer Montessori at Galarza Elementary | 1% | 9 |
| Herbert Hoover Middle | 3% | 34 |
| Horace Mann Elementary | 1% | 14 |
| John Muir Middle | 3% | 39 |
| Leland High | 5% | 67 |
| Liberty Alternative | 2% | 29 |

| Q5 - What is your current work location (if itinerant employee, select the location to which you are assigned to report)? | Percentage | Count |
|---|------------|-------|
| Los Alamitos Elementary | 2% | 19 |
| Lowell Elementary | 1% | 14 |
| Merritt Trace Elementary | 2% | 29 |
| Muwekma Ohlone Middle | 3% | 32 |
| Pioneer High | 3% | 36 |
| Rachel Carson Elementary | 1% | 16 |
| Reed Elementary | 1% | 16 |
| River Glen | 2% | 24 |
| San Jose High | 2% | 29 |
| Schallenberger Elementary | 2% | 23 |
| Selma Olinder Elementary | 2% | 21 |
| Simonds Elementary | 2% | 22 |
| Terrell Elementary | 2% | 23 |
| Walter L. Bachrodt Elementary | 2% | 22 |
| Washington Elementary | 1% | 16 |
| Williams Elementary | 1% | 17 |
| Willow Glen Elementary | 3% | 38 |
| Willow Glen High | 3% | 41 |
| Willow Glen Middle | 3% | 37 |
| District Office Building (Lenzen) | 12% | 147 |
| Operations Warehouse | 1% | 12 |
| Corporation Yard (Transportation, Culinary Center, Maintenance, Facilities) | 5% | 57 |

Do you currently rent or own your home/unit? 1,242 ⓘ



Do you currently rent or own your home/unit? 1,242 ⓘ

Q7 - Do you currently rent or own your home/unit?

Percentage

Count

Rent

51%

628

Own

39%

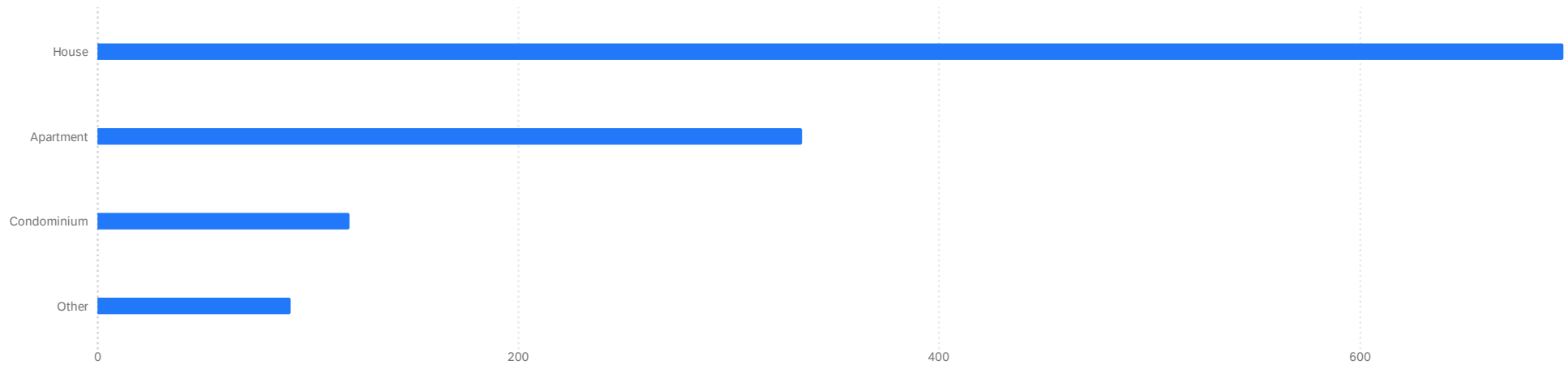
485

Other (live with relatives, etc.)

10%

129

What type of unit do you currently live in? 1,244 ⓘ



What type of unit do you currently live in? 1,244 ⓘ

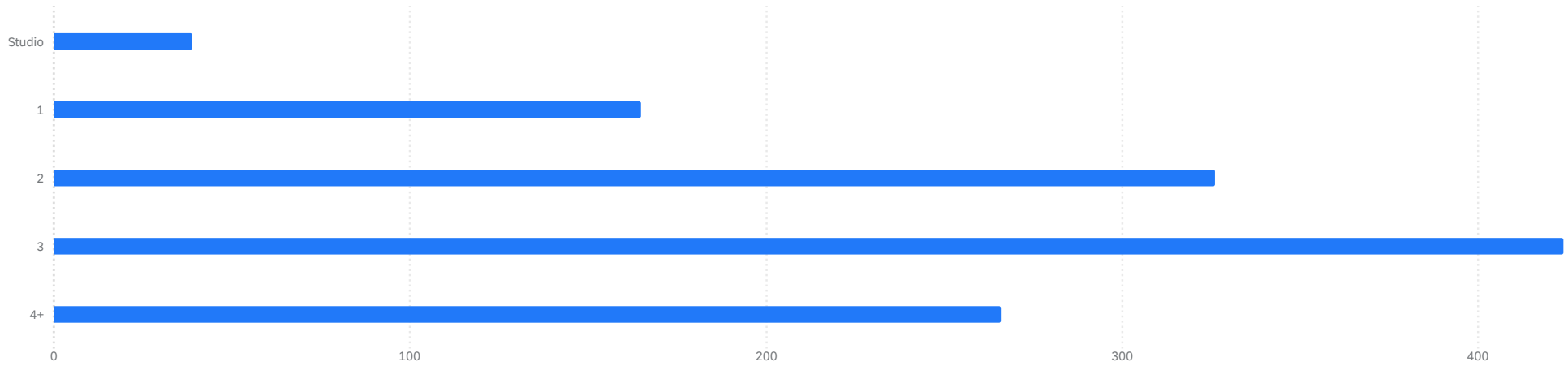
Q9 - What type of unit do you currently live in?

Percentage

Count

| | Percentage | Count |
|-------------|------------|-------|
| House | 56% | 697 |
| Apartment | 27% | 335 |
| Condominium | 10% | 120 |
| Other | 7% | 92 |

How many bedrooms are in your current home/unit? 1,220 ⓘ



How many bedrooms are in your current home/unit? 1,220 ⓘ

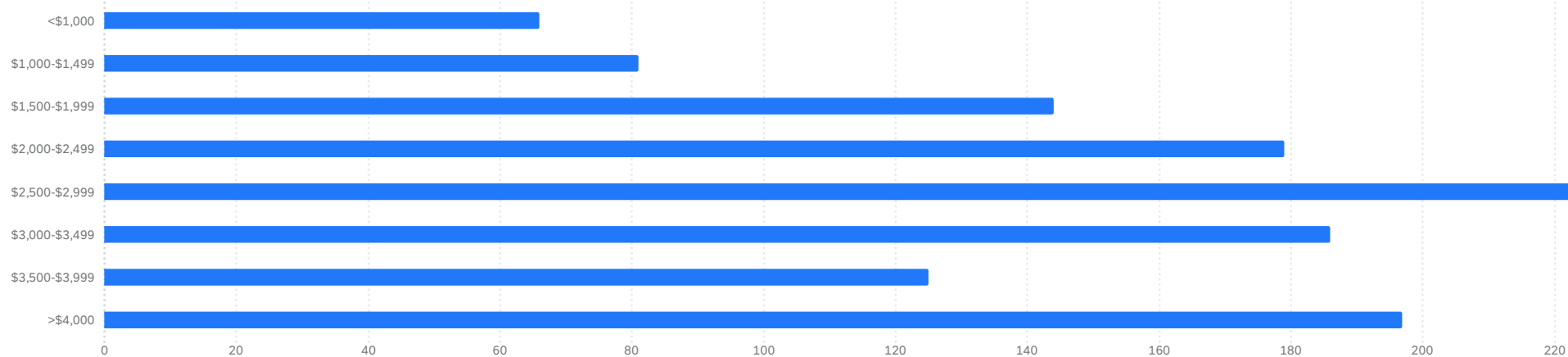
Q10 - How many bedrooms are in your current home/unit?

Percentage

Count

| | Percentage | Count |
|--------|------------|-------|
| Studio | 3% | 39 |
| 1 | 14% | 165 |
| 2 | 27% | 326 |
| 3 | 35% | 424 |
| 4+ | 22% | 266 |

What is your monthly rent/mortgage (excluding utilities, insurance, taxes, etc.)? 1,202 ⓘ



What is your monthly rent/mortgage (excluding utilities, insurance, taxes, etc.)? 1,202 ⓘ

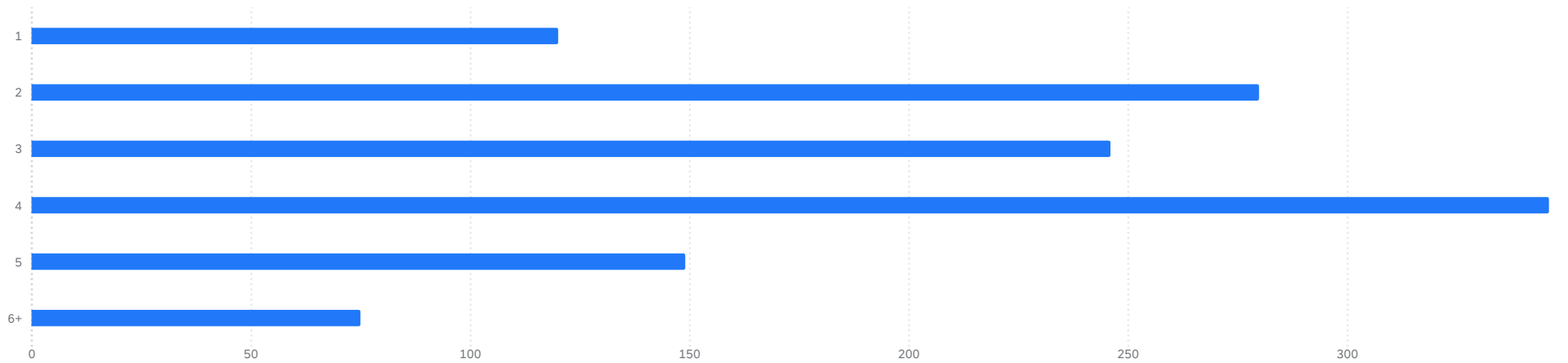
Q11 - What is your monthly rent/mortgage (excluding utilities, insurance, taxes, etc.)?

Percentage

Count

| Monthly Rent/Mortgage Range | Percentage | Count |
|-----------------------------|------------|-------|
| <\$1,000 | 5% | 66 |
| \$1,000-\$1,499 | 7% | 81 |
| \$1,500-\$1,999 | 12% | 144 |
| \$2,000-\$2,499 | 15% | 179 |
| \$2,500-\$2,999 | 19% | 224 |
| \$3,000-\$3,499 | 15% | 186 |
| \$3,500-\$3,999 | 10% | 125 |
| >\$4,000 | 16% | 197 |

How many people are in your household, including you? 1,216 ⓘ



How many people are in your household, including you? 1,216 ⓘ

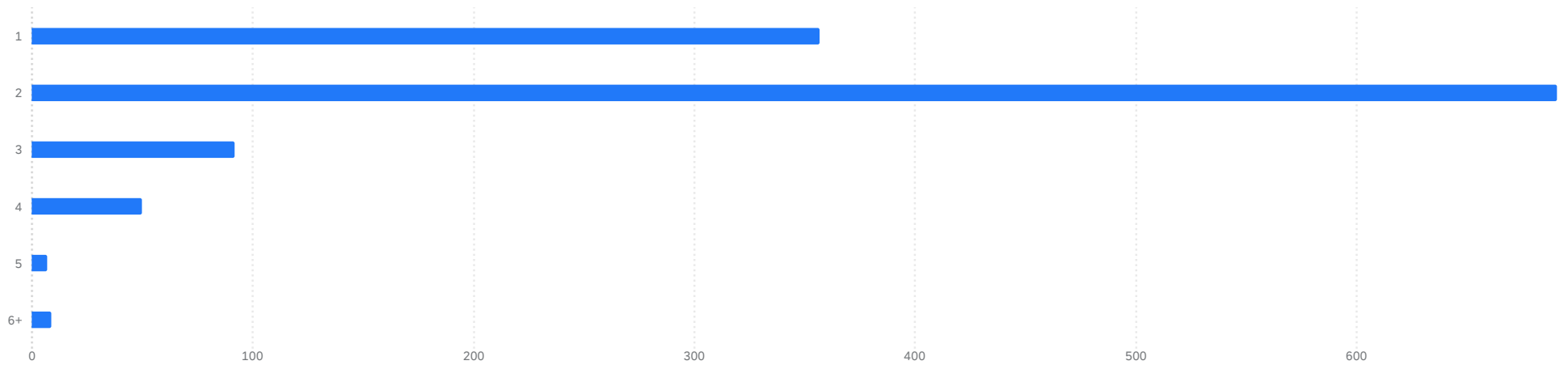
Q8 - How many people are in your household, including you?

Percentage

Count

| | | |
|----|-----|-----|
| 1 | 10% | 120 |
| 2 | 23% | 280 |
| 3 | 20% | 246 |
| 4 | 28% | 346 |
| 5 | 12% | 149 |
| 6+ | 6% | 75 |

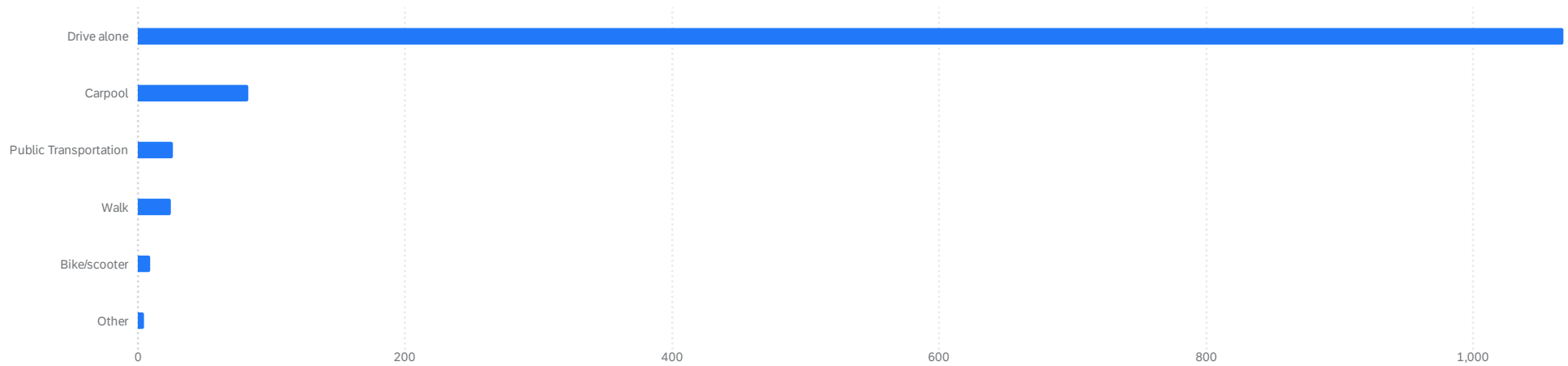
How many people contribute to paying the rent/mortgage, including you? 1,206 ⓘ



How many people contribute to paying the rent/mortgage, including you? 1,206 ⓘ

| Q13 - How many people contribute to paying the rent/mortgage, including you? | Percentage | Count |
|--|------------|-------|
| 1 | 30% | 357 |
| 2 | 57% | 691 |
| 3 | 8% | 92 |
| 4 | 4% | 50 |
| 5 | 1% | 7 |
| 6+ | 1% | 9 |

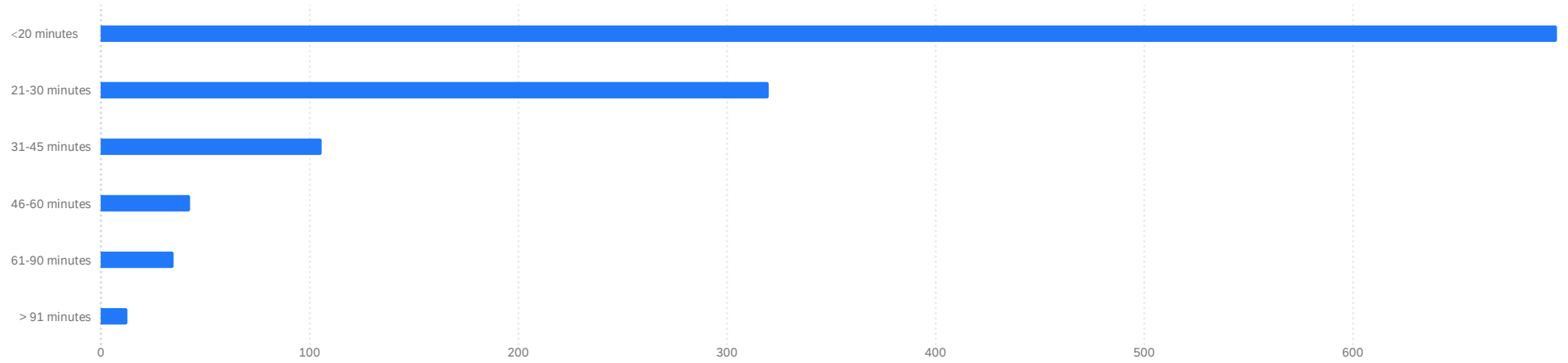
What mode of transportation do you use to commute to your work site? 1,216 ⓘ



What mode of transportation do you use to commute to your work site? 1,216 ⓘ

| Q22 - What mode of transportation do you use to commute to your work site? | Percentage | Count |
|--|------------|-------|
| Drive alone | 88% | 1,068 |
| Carpool | 7% | 83 |
| Public Transportation | 2% | 26 |
| Walk | 2% | 25 |
| Bike/scooter | 1% | 9 |
| Other | 0% | 5 |

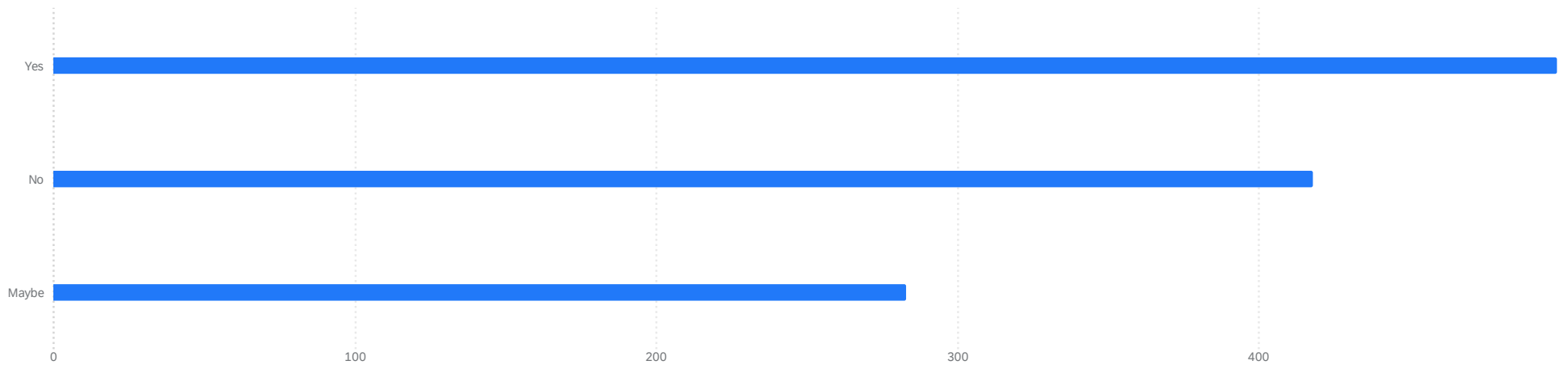
How many minutes is your commute (one-way) on an average day? 1,215 ⓘ



How many minutes is your commute (one-way) on an average day? 1,215 ⓘ

| Q14 - How many minutes is your commute (one-way) on an average day? | Percentage | Count |
|---|------------|-------|
| <20 minutes | 57% | 698 |
| 21-30 minutes | 26% | 320 |
| 31-45 minutes | 9% | 106 |
| 46-60 minutes | 4% | 43 |
| 61-90 minutes | 3% | 35 |
| > 91 minutes | 1% | 13 |

Have you considered leaving your current job within the next five years due to housing costs? 1,200 ⓘ



Have you considered leaving your current job within the next five years due to housing costs? 1,200 ⓘ

| Q24 - Have you considered leaving your current job within the next five years due to housing costs? | Percentage | Count |
|---|------------|-------|
| Yes | 42% | 499 |
| No | 35% | 418 |

Q24 - Have you considered leaving your current job within the next five years due to housing costs?

Percentage

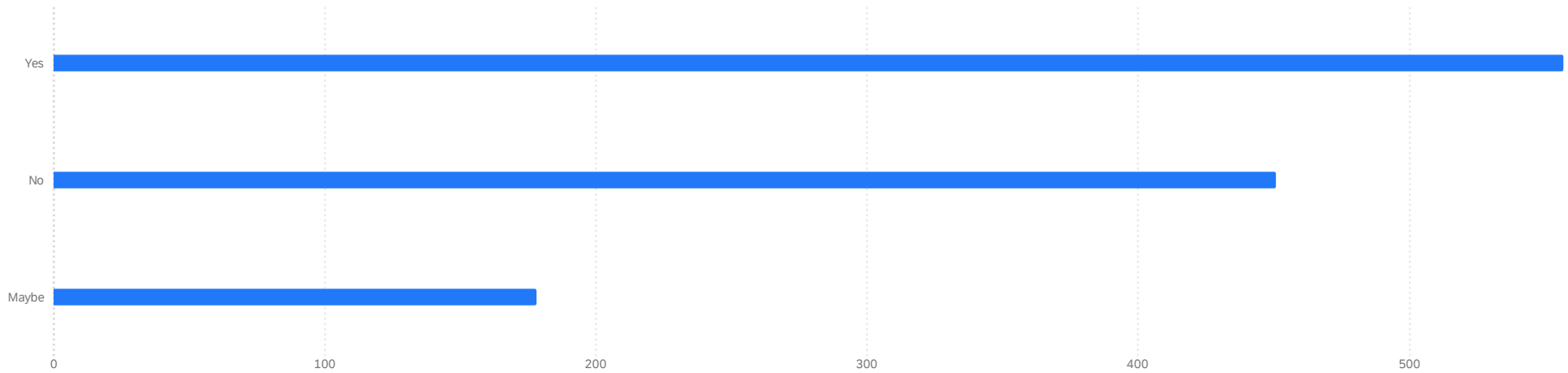
Count

Maybe

24%

283

If employee housing is made available with estimated monthly rents ranging from \$650-\$900, would that influence your decision to leave your current job? 1,186 ⓘ



If employee housing is made available with estimated monthly rents ranging from \$650-\$900, would that influence your decision to leave your current job? 1,186 ⓘ

Q26 - If employee housing is made available with estimated monthly rents ranging from \$650-\$900, would that influence your decision to leave your current job?

Percentage

Count

Yes

47%

557

No

38%

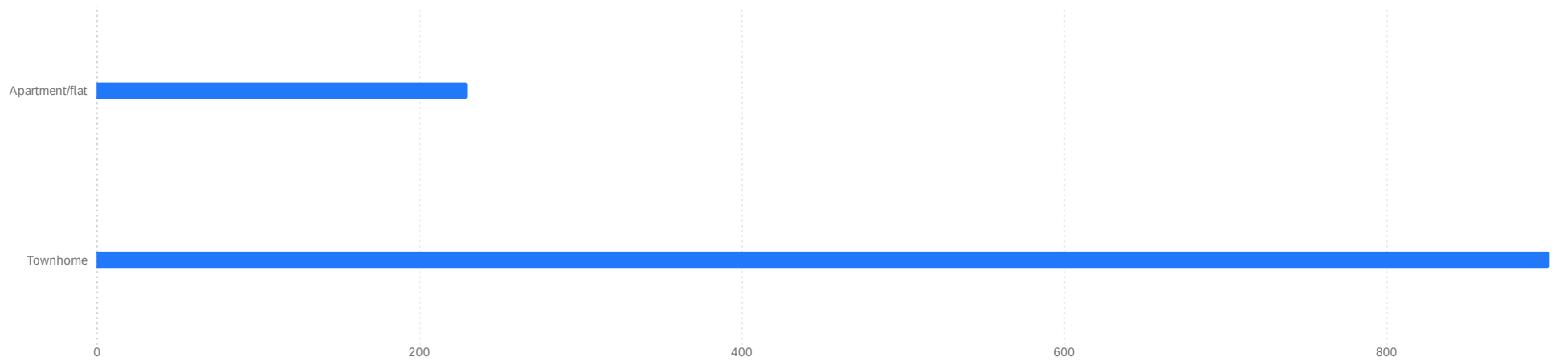
451

Maybe

15%

178

What type of housing unit would you prefer in a potential employee housing development? 1,131 ⓘ



What type of housing unit would you prefer in a potential employee housing development? 1,131 ⓘ

Q20 - What type of housing unit would you prefer in a potential employee housing development?

Percentage

Count

Apartment/flat

20%

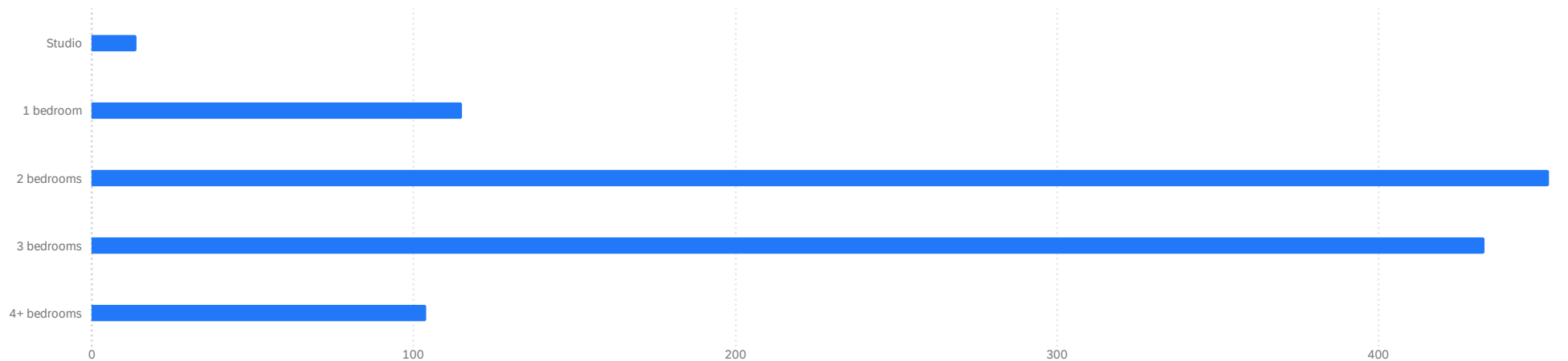
230

Townhome

80%

901

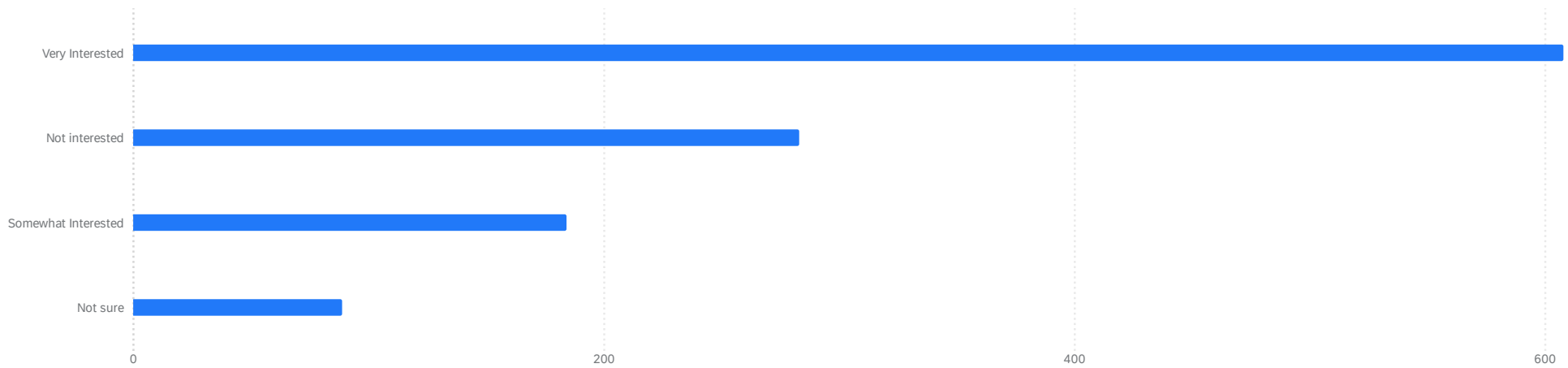
How many bedrooms would you prefer in a potential employee housing development? 1,119 ⓘ



How many bedrooms would you prefer in a potential employee housing development? 1,119 ⓘ

| Q21 - How many bedrooms would you prefer in a potential employee housing development? | Percentage | Count |
|---|------------|-------|
| Studio | 1% | 14 |
| 1 bedroom | 10% | 115 |
| 2 bedrooms | 40% | 453 |
| 3 bedrooms | 39% | 433 |
| 4+ bedrooms | 9% | 104 |

Knowing this, how interested are you in taking advantage of an employee housing program offered by San José Unified? 1,164 ⓘ



Knowing this, how interested are you in taking advantage of an employee housing program offered by San José Unified? 1,164 ⓘ

| Q23 - Knowing this, how interested are you in taking advantage of an employee housing program offered by San José Unified? | Percentage | Count |
|--|------------|-------|
| Very Interested | 52% | 608 |
| Not interested | 24% | 283 |
| Somewhat Interested | 16% | 184 |
| Not sure | 8% | 89 |

| Row Labels | Sum of Score |
|--|--------------|
| Affordable rental payment | 5570 |
| Number of bedrooms/size of the unit | 4180 |
| Proximity to work location | 3786 |
| Parking availability | 3699 |
| Neighborhood amenities (restaurants, shops, cafes, etc.) | 2845 |
| Access to public transportation | 1865 |
| Grand Total | 21945 |

| Row Labels | Sum of Count |
|---|--------------|
| Access to public transportation | 1045 |
| 1 | 3 |
| 2 | 74 |
| 3 | 49 |
| 4 | 81 |
| 5 | 200 |
| 6 | 638 |
| Affordable rental payment | 1045 |
| 1 | 737 |
| 2 | 137 |
| 3 | 53 |
| 4 | 34 |
| 5 | 65 |
| 6 | 19 |
| Neighborhood amenities (restaurants, shops, cafes, etc.) | 1045 |
| 1 | 39 |
| 2 | 61 |
| 3 | 170 |
| 4 | 253 |
| 5 | 345 |
| 6 | 177 |
| Number of bedrooms/size of the unit | 1045 |
| 1 | 103 |
| 2 | 415 |
| 3 | 208 |
| 4 | 121 |
| 5 | 94 |
| 6 | 104 |
| Parking availability | 1045 |
| 1 | 87 |
| 2 | 137 |
| 3 | 322 |
| 4 | 268 |
| 5 | 169 |
| 6 | 62 |
| Proximity to work location | 1045 |
| 1 | 76 |
| 2 | 221 |
| 3 | 243 |
| 4 | 288 |
| 5 | 172 |
| 6 | 45 |
| Grand Total | 6270 |