

Workforce Housing Update

San José Unified School District

Board of Education

September 11, 2025

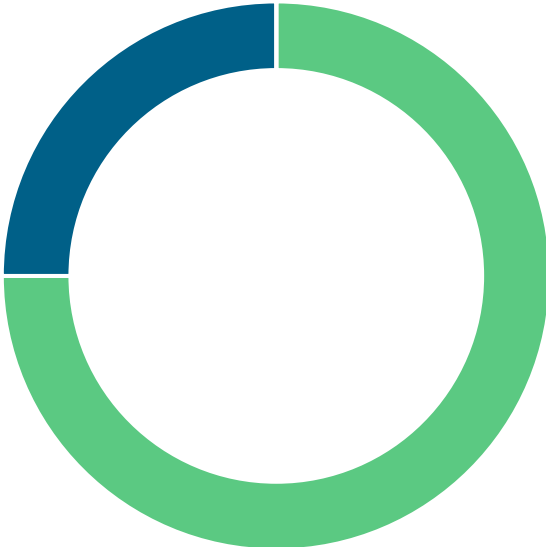


February 13, 2025
Entitlement, Design, Collaboration



Unit Mix

Original mix



■ 1 ■ 2 ■ 3

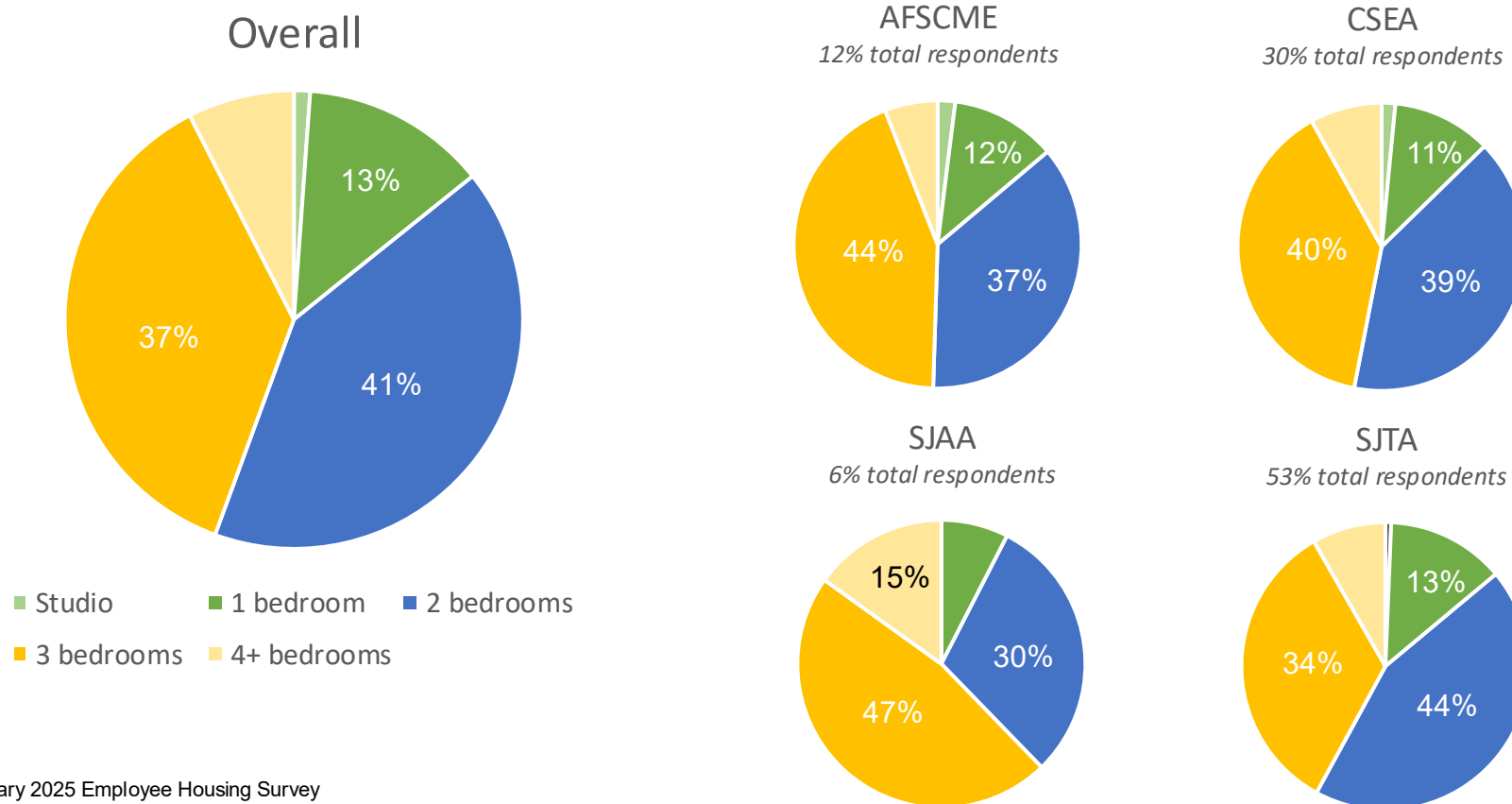
Proposed mix



■ 1 ■ 2 ■ 3

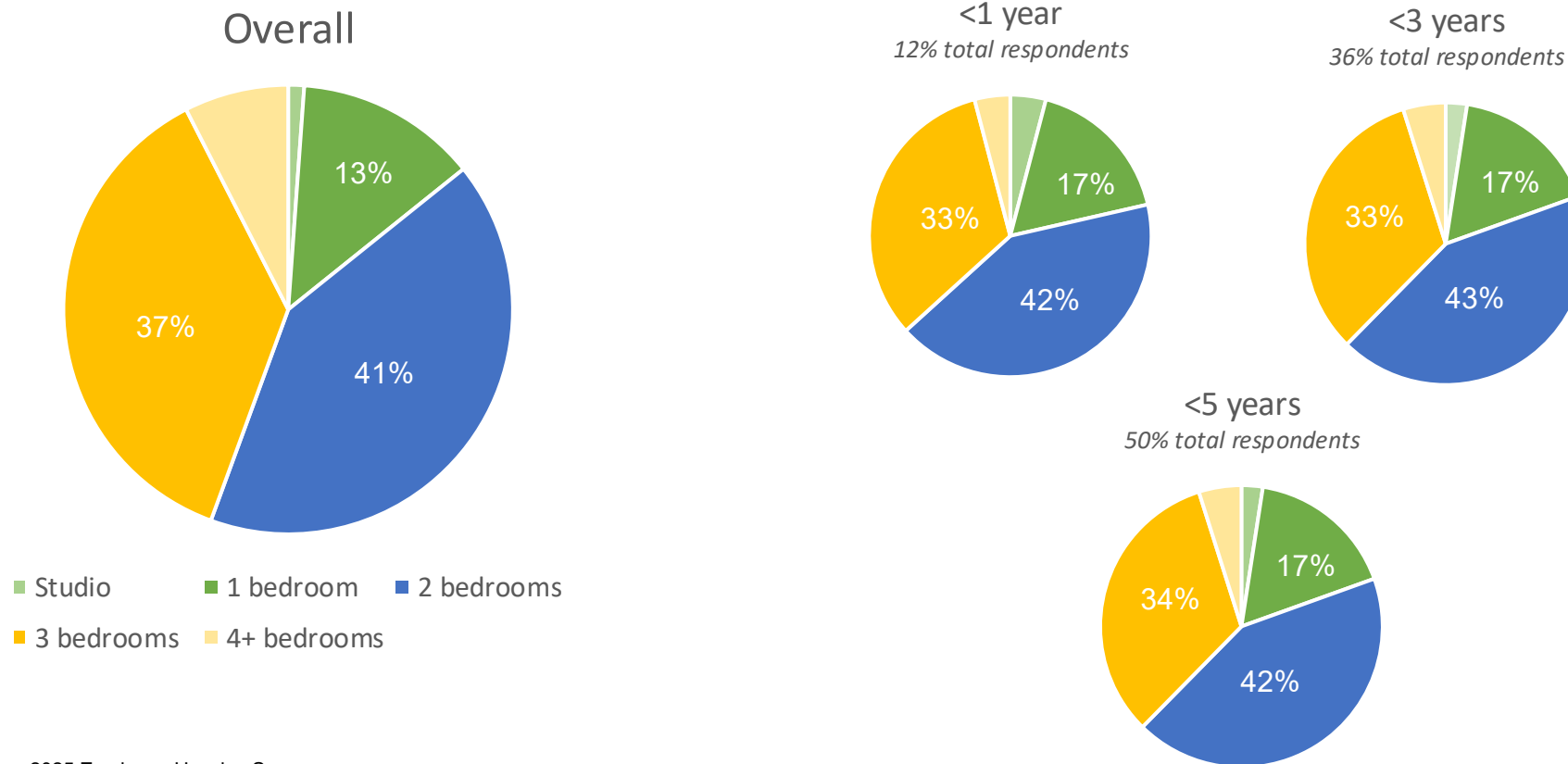


Employee preference is similar across employee groups and tenures



Source: January 2025 Employee Housing Survey
Note: Excludes employees who indicated "not interested" in a housing program

Employee preference is similar across employee groups and tenures



Unit Mix

Survey results



Proposed mix



Key assumptions

Remainder of units should be 2-bedroom as they can accommodate most household sizes (**81% respondents** had households of 4 or less individuals)

Assumes rental market in the area remains expensive so that there is still employee demand for affordable housing

Assumes survey is broadly representative of employee wants and needs given the high proportion of employee response

Assumes lease-up desire aligns with reality from the survey (i.e., that individuals who indicated interest actually sign up for the program)

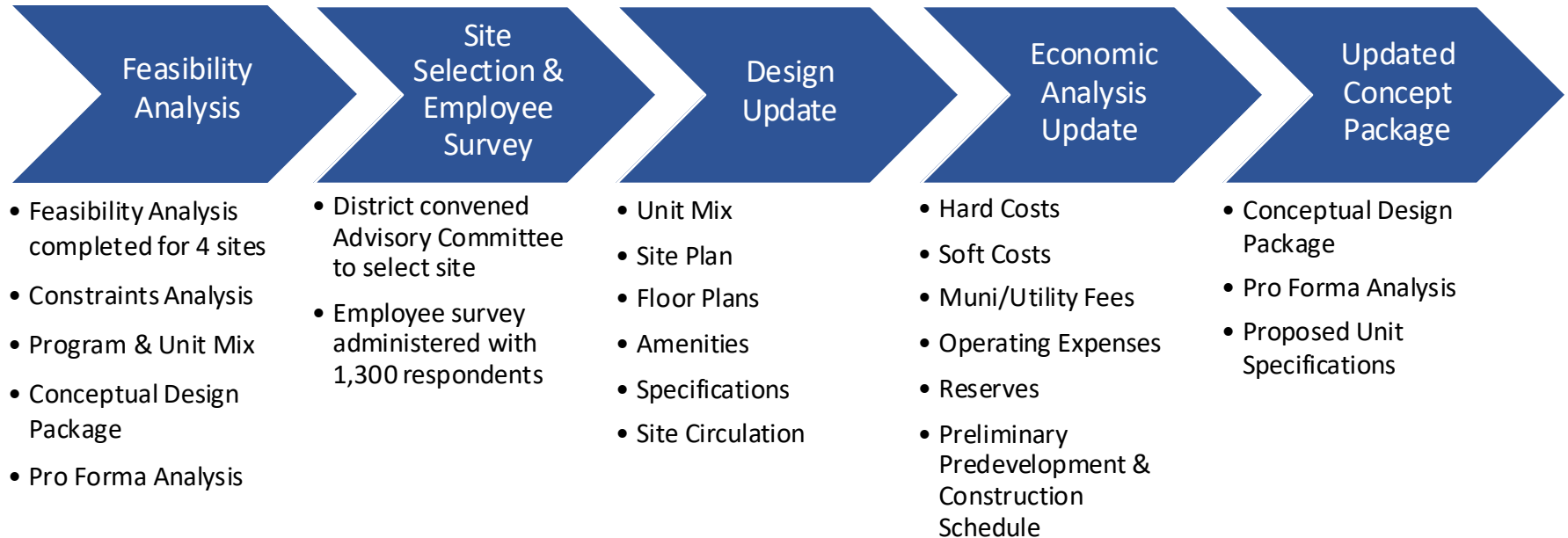




SJUSD Workforce Housing Hillsdale Project Update | Sep. 11, 2025

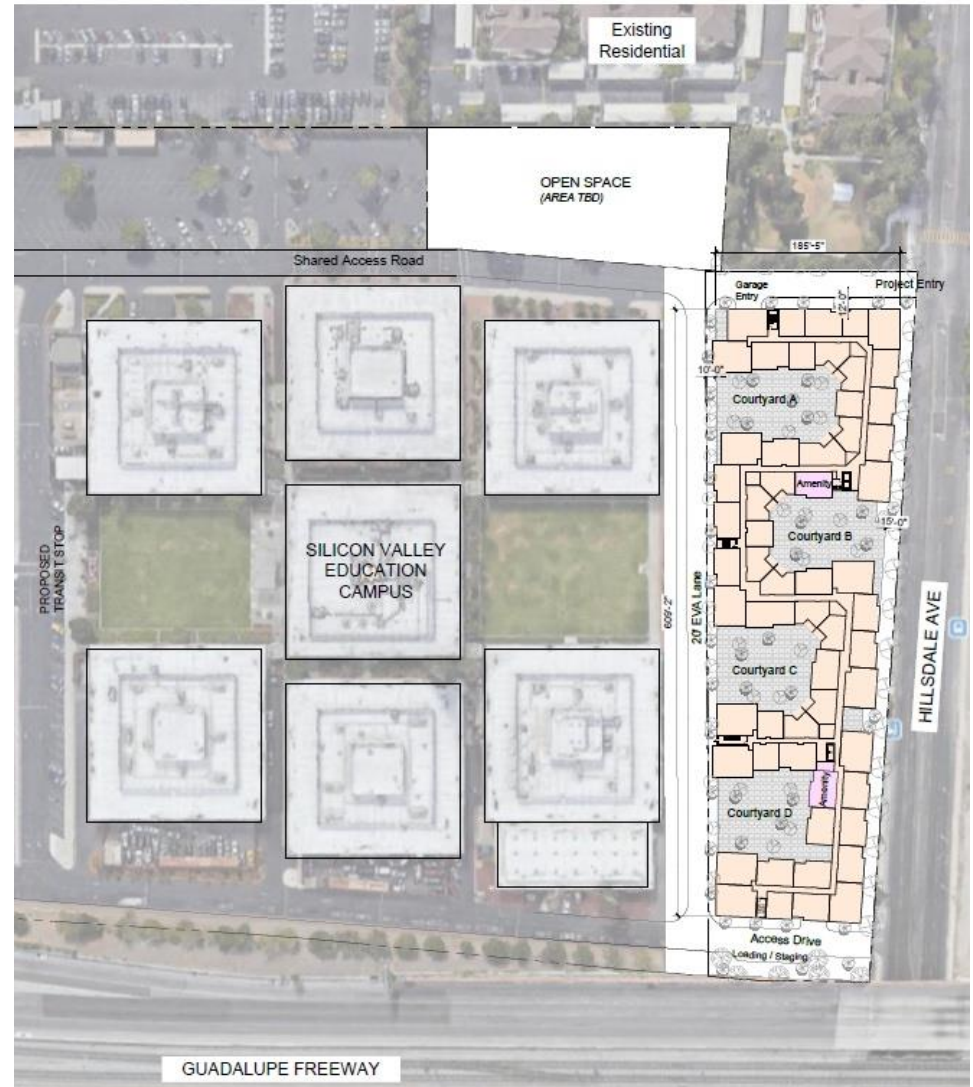
EDUCATION HOUSING PARTNERS
A THOMPSON | DORFMAN COMPANY

Process to Date



Conceptual Program

- ~288 units
 - 7 stories; Stacked Flats
- Unit Mix
 - ~30% 1 BR
 - ~40% 2 BR
 - ~30% 3 BR
- Average Unit Size: 925 sq. ft.
- Parking Ratio: ~1.7/unit

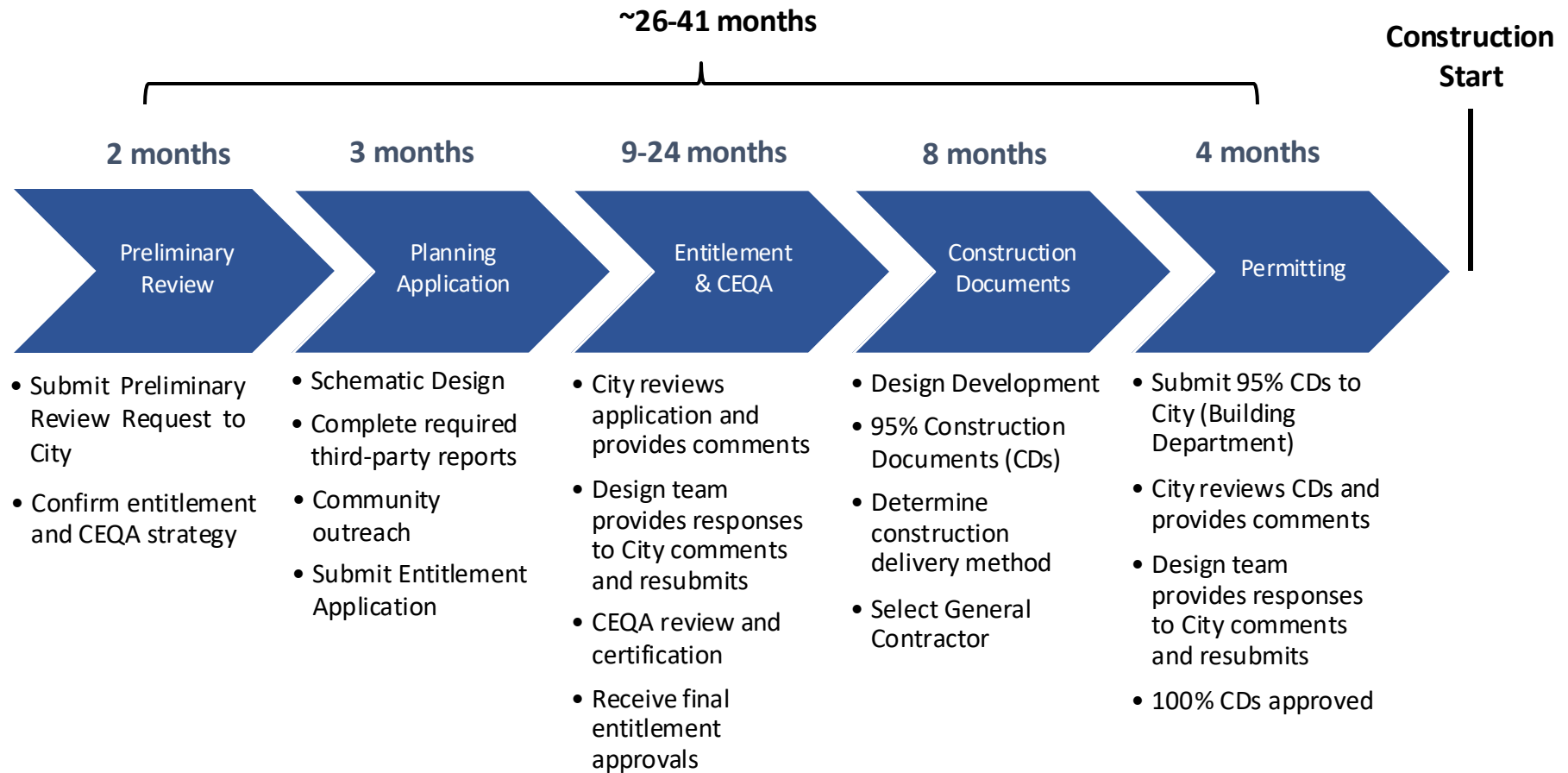


Conceptual Floor Plans

- 5 residential floors over 2-story garage podium
 - ~30% 1 BD / 1 BA (~700 sq. ft.)
 - ~40% 2 BD / 2 BA (~1,000 sq. ft.)
 - ~30% 3 BD / 3 BA (~1,250 sq. ft.)
- Apartment Amenities
 - 9-Foot Ceilings
 - Full-Size Appliances
 - In-Unit Washer & Dryer
 - Private Balcony
 - 1-2 Garage Spaces/Unit
 - Storage



Pre-Construction Timeline



Next Steps

1. Submit Preliminary Review Request to receive City feedback on design and entitlement approach
2. Confirm entitlement and CEQA strategy
3. Continue outreach to appointed and elected City officials

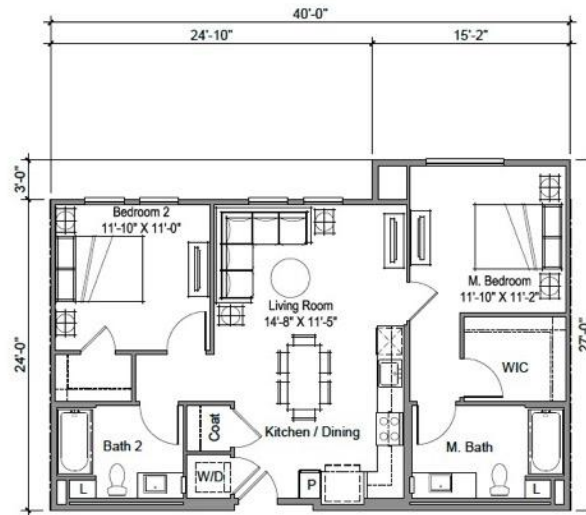


Appendix

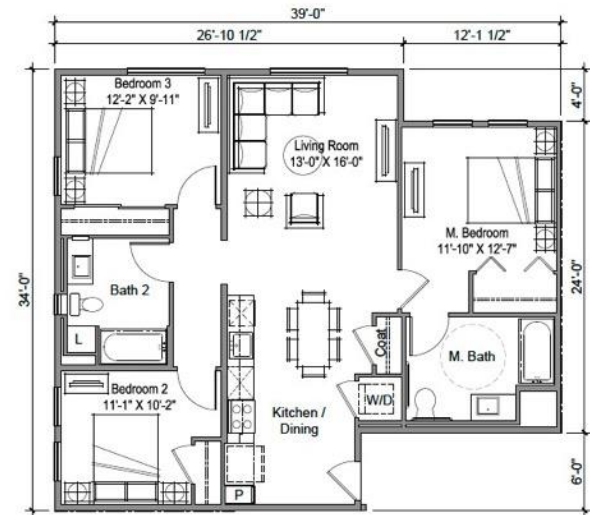
Typical Unit Plans



Unit P1-0
1 BR / 1 BA
670 NRSF*



Unit P2-0
2 BR / 2 BA
1,000 NRSF*



Unit P3-0
Accessible
3 BR / 2 BA
1,200 NRSF*

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