



Community Meeting No.2 East 8th & Alexander St.

May 11, 2023

Meeting: 6 pm to 7 pm

Resource Fair: 7 pm to 8 pm





TRANSLATION SERVICES:

English Translation

**This is a primarily Spanish presentation with
English interpretation available**

Please raise your hand if need English interpretation





AGENDA

1. Welcome and Introductions
2. Needs for Affordable Housing
3. The Opportunity
4. Group Discussion
5. Next Steps
6. Resource Fair





GROUND RULES:

Ask

Your questions

We welcome your questions

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



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 roundtable discussions on the needs, funding resources, and types of housing preferred for 8th and Alexander site in Gilroy**
- 3. Create a space to answer questions and listen to community ideas.**

02 NEED FOR AFFORDABLE 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:

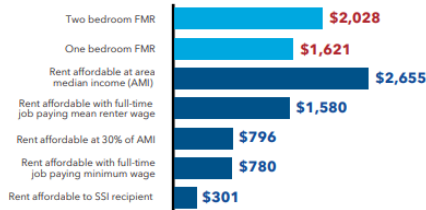
\$39.01
PER HOUR
STATE HOUSING
WAGE

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%

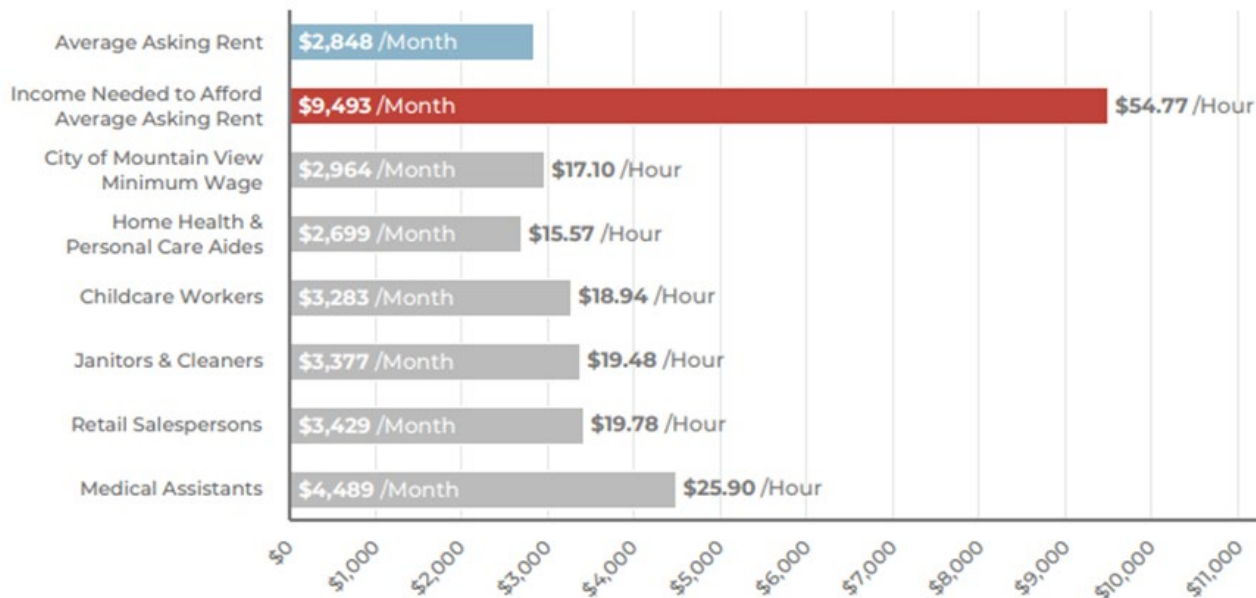
104 Work Hours Per Week At Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)	83 Work Hours Per Week At Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)
2.6 Number of Full-Time Jobs At Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)	2.1 Number of Full-Time Jobs At Minimum Wage To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

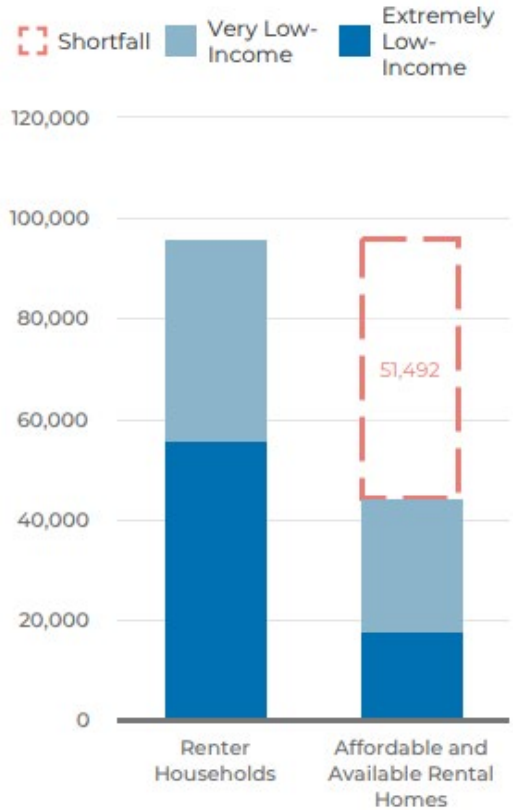


MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

ENORMOUS DEFICIT OF EXTREMELY LOW INCOME (ELI) AND VERY LOW INCOME (VLI) HOUSING

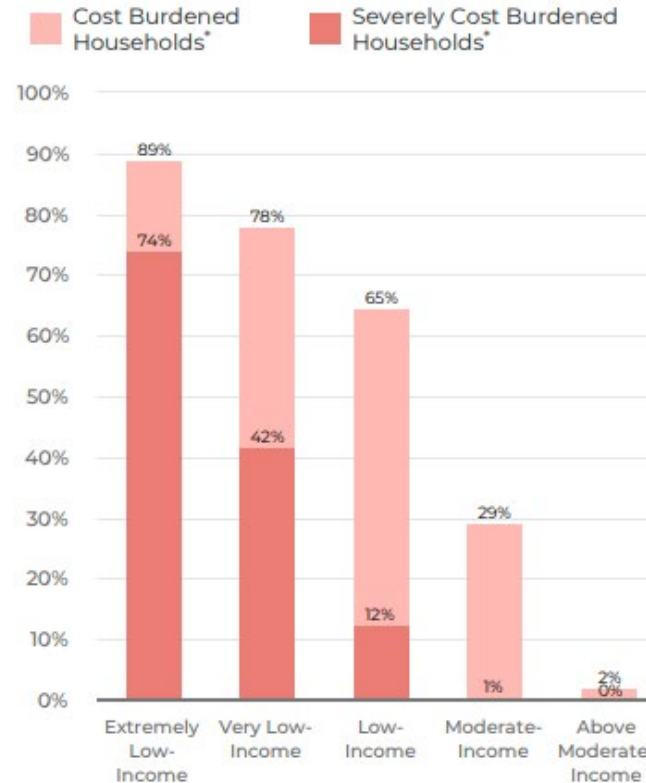
AFFORDABLE HOMES SHORTFALL

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.



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.



HOMELESSNESS IN GILROY

- 302 households affiliated with Gilroy became homeless for the first time in 2022 (9% of the countywide total)
- One quarter (27%) of those households were families with children
- 65% are Hispanic/Latinx
- Gilroy-affiliated households have higher housing intervention needs than the countywide average
 - For all households who were assessed in 2022, 76% scored in the permanent supportive housing range compared to the countywide average of 47%

CONSIDERATIONS IN PLANNING FOR NEW AFFORDABLE HOUSING

GEOGRAPHY



- 8th & Alexander site is centrally located in Gilroy
- Factors we consider: proximity to schools, parks, medical services, grocery stores, transit, and other services

POPULATIONS



- We don't know yet who the target population would be for this development
- Questions we ask: who needs affordable housing in our community?
- Some examples: families, older adults, people with disabilities, agricultural workers

GAPS/UNMET NEEDS



- We look at the data to see what affordable housing already exists, how many people are unhoused in the community, and what their needs are

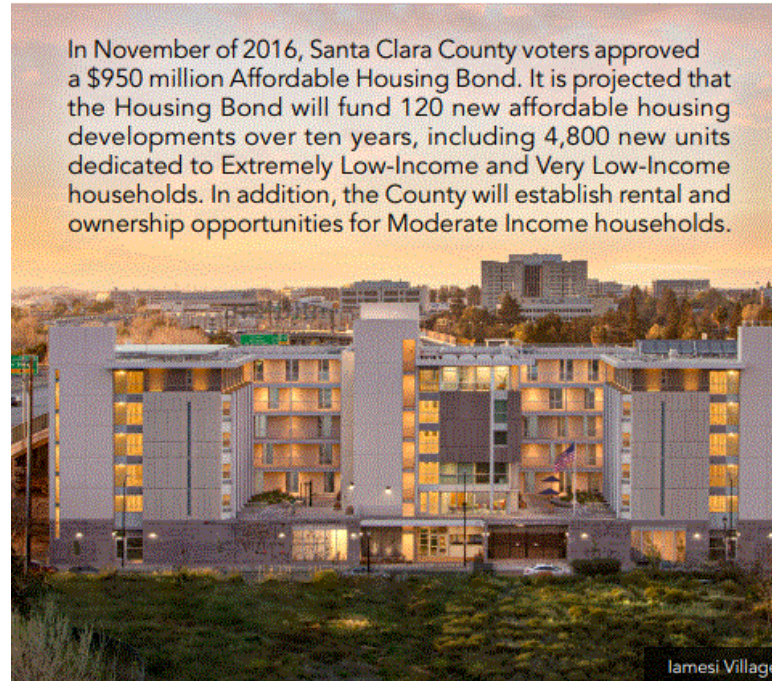
03 THE OPPORTUNITY

MEMORANDUM OF UNDERSTANDING AND THE OPPORTUNITY

- August 15, 2022 Gilroy City Council received a presentation from County staff about partnerships opportunities.
 - September 12, 2022, Gilroy City Council approved a single-site Memorandum of Understanding (MOU) with the County.
 - October 4, 2022, the Board of Supervisors approved the MOU.
- Need for Housing



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

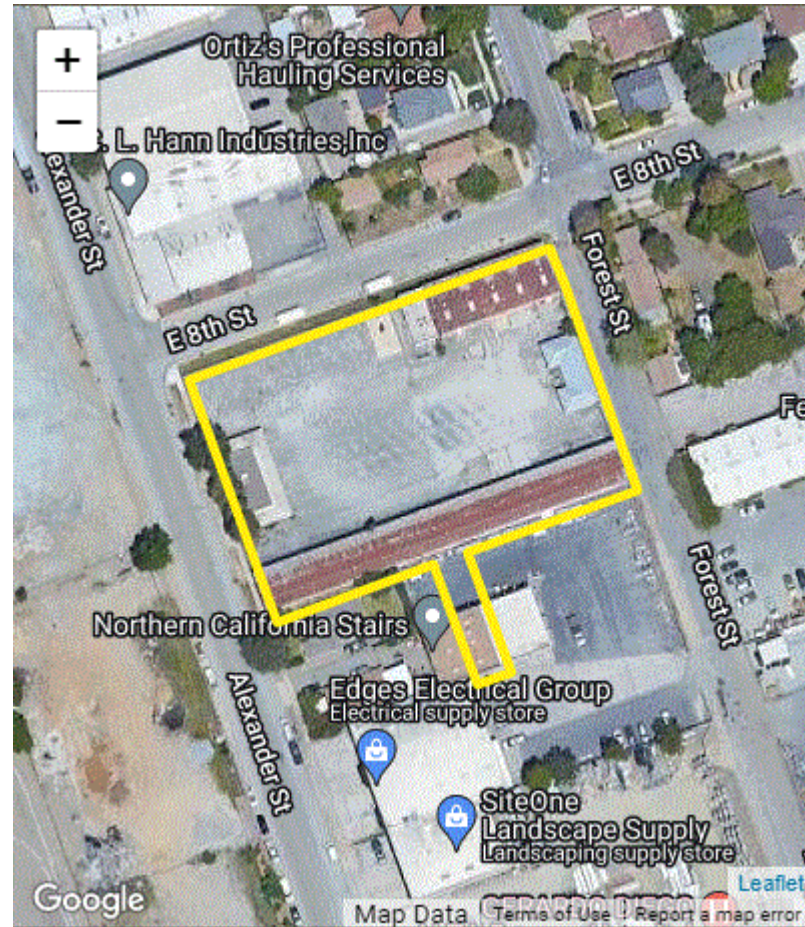
*As of Nov. 1, 2022. The implementation update does not include County acquisitions.



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:

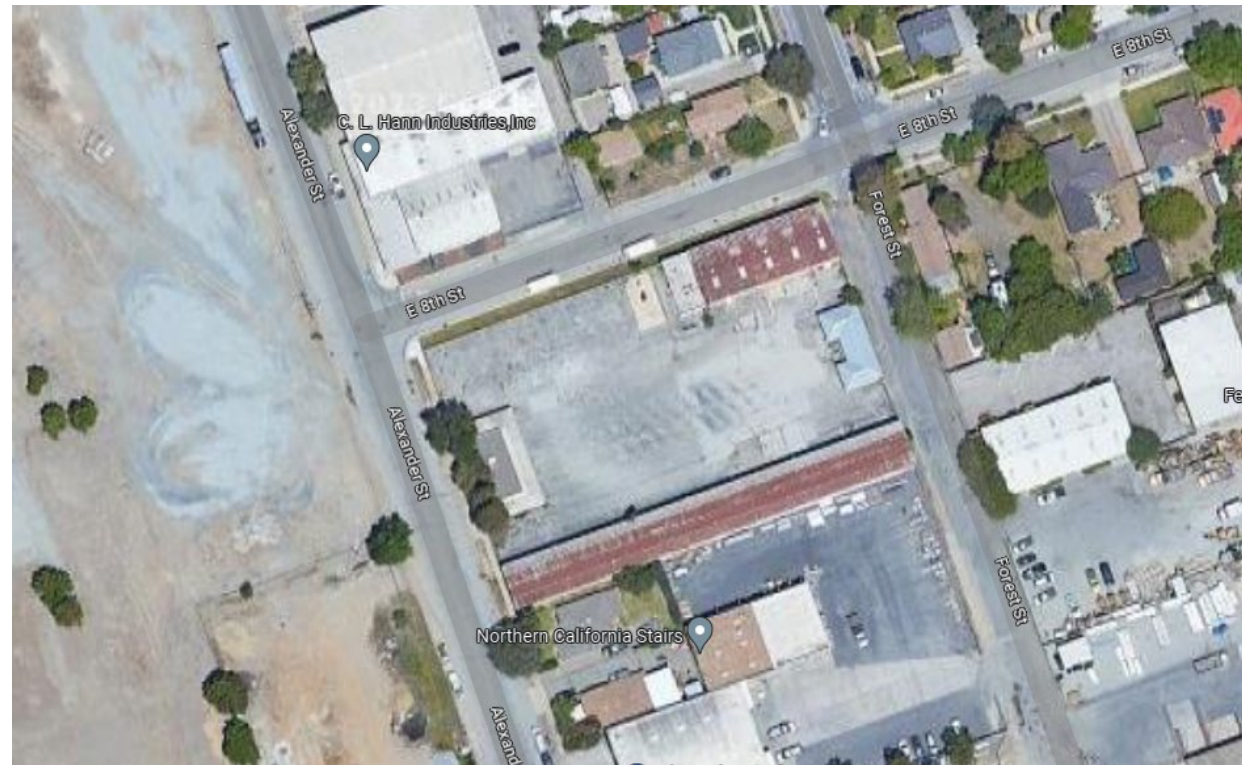
- 1.38 Acres (60,113 square feet)

Land Use:

- General Services Commercial

Site Zoning:

- Commercial Industrial
- Adjacent to the Cannery District



ESTIMATED TIMELINE

Early Community Engagement

(3 – 5 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

SUMMARY OF COMMUNITY COMMENTS FROM PRIOR MEETING

Topic 1: Approval Process

- Who approves the project?
- What are the steps of getting approval?
- What is the process for selecting a developer?
- How can I provide input?

Topic 2: Type of Housing

- How many stories and apartment units will be built?
- Are housing units exclusive to Santa Clara County residents
- What type of housing will be built?
- Will there be units allocated for the Intellectual and Developmental Disability (IDD) community?
- Will there be housing affordable to Transition-Aged Youth (TAY) and local families experiencing homelessness?

Topic 3: Criteria

- Explain the income criteria for the future residents of this development
- Will this development have a point system for those who work and reside in Gilroy?
- Does City of Gilroy have a deadline to provide certain amount of housing by a certain date?

Topic 4: Other Concerns

- The devaluation of adjacent properties, how will this be addressed?
- The current condition of the property is blighted.
- Low cost housing on another site in Gilroy has had some problems. How will the development be managed?



CITY OF GILROY PROCESS



- County to submit application for General Plan amendment and Zoning amendment
- Drawings (site plan, floor plans, building renderings)
 - Review for consistency with Objective Design Standards
- Affordability levels will determine Density Bonus allowances
- California Environmental Quality Act (CEQA) & National Environmental Policy Act (NEPA)
- Public hearings
- Building permits
- Construction and occupancy



03 GROUP DISCUSSIONS



GROUND RULES FOR ROUNDTABLE DISCUSSIONS:

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Your questions

We welcome your questions

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!



ROUNDTABLE DISCUSSIONS:

Groups

1. City of Gilroy – Land Use Approvals
2. County of Santa Clara – Process and How to Stay Engaged
3. Office of County Supervisor Sylvia Arenas
4. Survey – Amenities, Design, Type of Housing

04 NEXT STEPS



NEXT STEPS

East 8th and Alexander Street

Stay Engaged!

- Sign up for the mailing list (website below)
- Participate in the roundtable discussions tonight to provide feedback
- Email us with your questions and feedback to help us be great neighbors!



Project Website: <http://www.supportivehousingscc.org/Alexander>

Email: Community-Outreach-HCD@hhs.sccgov.org



RESOURCE FAIR:

Community Development and Housing

- City of Gilroy - Community Development Department
- Glen Loma Ranch
- Project Sentinel
- Office of Supervisor Sylvia Arenas
- Santa Clara County Housing Authority
- Village at First Apartments

Education and Recreation

- Gavilan College
- County of Santa Clara – Gilroy Library
- City of Gilroy - Recreation Division

Homelessness and Homelessness Prevention

- Catholic Charities - Footsteps Initiative
- Destination: Home
- South County Compassion Center

Health, Prevention and Self Sufficiency Resources

- Adelante Family Resource Center (FRC)
- Bay Area Community Health
- Carry the Vision
- Community Agency for Resources, Advocacy and Services (CARAS)
- Community Health Partnership (Gardner Clinic)
- Community Solutions
- County - Behavioral and Mental Health
- Nueva Vida
- On Lok
- Santa Clara Family Health Plan
- Silicon Valley Independent Living Center
- Work2Future

Immigrant Relations

- County of Santa Clara - Office of Immigrant Affairs



THANK YOU!



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