

City of Santa Clara

2330 Monroe Street

Community Engagement Meeting
December 7th, 2017



**City of
Santa Clara**

Agenda

- Introductions
- Goals and Timeline
- General Development Parameters
- Affordable Housing Discussion
- Discussion Tables:
 - Affordability
 - Site Layout and Density
 - Housing Preferences
 - Amenities
- Summary of Feedback
- Closing

Introductions

- Andrew Crabtree
- Jonathan Veach
- Diana Elrod
- Elaine Phung
- Anna McGill
- Jennifer Caravalho
- Sandra Soria
- Lusine Sonyan

Goals

- Create high-quality, livable, and unique residential neighborhoods.
- Manage growth in the City by designating suitable vacant sites for new residential development and ensuring compatibility with community goals and existing neighborhoods.
- Provide housing for persons of all economic levels, regardless of religion, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability.
- Provide an adequate variety of individual choices of housing tenure, type and location, including higher density where possible, especially for low and moderate income and special needs households.

Timeline (Tentative)

- Dec 7: Community Engagement Meeting
- Dec 22: Community Survey
- Feb: Community Feedback Report
Draft RFP to City Council
Issue RFP
- May: Development Proposals Due
- June: Developer Interviews
- July: Recommendations to Council

Development Parameters

➤ Community Redevelopment Law & SB 341

1. **Timing**

Housing Successor must initiate development on land obtained from former RDA within 5 years of transfer

2. **Affordability**

Land must be developed to provide affordable housing for low and moderate income households (up to 120% AMI)

3. **Density**

Pursuant to Government Code Section 65583.2, Santa Clara utilizes “default” density standards to comply with Housing Element State Law.

Santa Clara’s Default Density = 20-30 DU / Acre

What is Affordable Housing?

- Housing is considered “**affordable**” if a household pays no more than **30%** of total income on housing costs.
- Households that spend more than **30%** of income on housing are considered “**cost-burdened**”.
- Households that spend more than **50%** of income on housing are considered “**severely cost-burdened**”.

What is Affordable Housing?

- Households with a housing cost burden often have to choose whether to pay for **housing, food, child care, health care, clothes, etc.**
- In the City of Santa Clara, **42%** of residents experience a housing cost burden.
- Cost burdens fall disproportionately on lower income renter households, but owner households are affected as well.

Income Brackets

**Santa Clara County Median Household Income
2017: \$113,300 for a family of four**

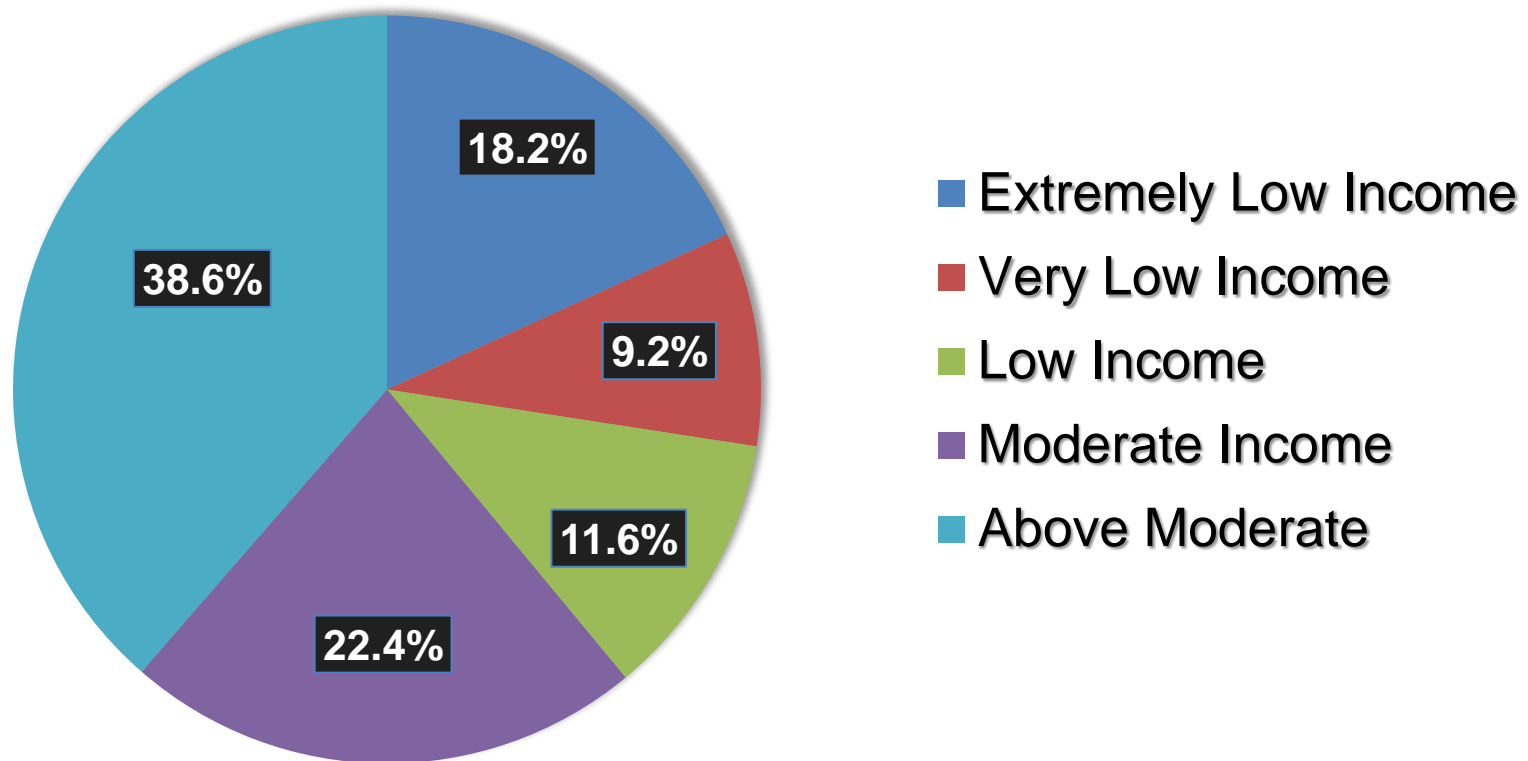
Household Size	1	2	3	4
Extremely Low Income: 30% AMI	\$25,100	\$28,650	\$32,250	\$35,800
Very Low Income: 50% AMI	\$41,800	\$47,800	\$53,750	\$59,700
Low Income: 80% AMI	\$59,400	\$67,900	\$76,400	\$84,900
Median Income: 100% AMI	\$79,300	\$90,650	\$101,950	\$113,300

(Source: California Department of Housing and Community Development Official 2017 Income Limits)

Santa Clara Incomes

Household Income

(Avg HH Size = 3)



(Source: US Census Bureau, 2015)

Housing Costs

RENTAL	AVERAGE MARKET RENT <i>(Source: Rent Café 2017)</i>	MINIMUM INCOME REQUIRED
1 Bedroom	\$2,424	\$96,960
2 Bedroom	\$2,993	\$119,720

OWNERSHIP	AVERAGE SALES PRICE <i>(Santa Clara County Assoc. of Realtors, Sept. 2017)</i>	MINIMUM INCOME REQUIRED
Condominium	\$839,000	\$150,700 <i>(\$167,800 down)</i>
Single Family Home	\$1,341,592	\$233,700 <i>(\$268,400 down)</i>

Affordability

Household Size	Affordable Rent 1 BR	Market Rent 1 BR	Difference
ELI	\$716	\$2,424	(\$1,708)
VLI	\$1,195	\$2,424	(\$1,229)
LI	\$1,698	\$2,424	(\$727)
Median	\$2,266	\$2,424	(\$158)

Household Size	Affordable Rent 2 BR	Market Rent 2 BD	Difference
ELI	\$806	\$2,993	(\$2,187)
VLI	\$1,344	\$2,993	(\$1,649)
LI	\$1,910	\$2,993	(\$1,083)
Median	\$2,549	\$2,993	(\$444)

(Source: California Department of Housing and Community Development Official 2017 Income Limits)

Ongoing Challenges

- ✓ Tight mortgage lending criteria
- ✓ Skyrocketing housing costs
- ✓ Tenant displacement
- ✓ Loss of Redevelopment Agencies
- ✓ Reduction in federal funds
- ✓ Projected local job growth – low wages

Current *RHNA Production

Affordability Level	RHNA Allocation 2015-2022	Actual Production 2015-2016	Target Production (to reach Allocation) 2017-2022
Extremely Low	525	0	525
Very Low	525	0	525
Low	695	1	694
Moderate (80% - 120% AMI)	755	36	719
Market Rate	1,593	642	951
Totals	4,093	679	3,414

*Regional Housing Needs Assessment

Table 1: Affordability

Housing at the site will be 100% affordable for households earning a range of incomes up to 120% AMI.

What income range do you feel is most appropriate at this site?

Table 2: Site Layout and Density

The site layout and density of the project should be appropriate for the neighborhood.

What are your site layout concerns and what do you feel is an appropriate density?

Table 3: Housing Preferences

Santa Clara has diverse neighborhoods and communities that sometimes have special needs.

Are there specific populations that have housing needs in the community?

Table 4: Amenities

The new development may be able to accommodate some retail and /or community facility amenities.

What retail and /or community facility amenities are most needed in the neighborhood?

Table 5: Feedback and Q & A

In a few words, briefly describe your vision for a new affordable housing development at the San Tomas and Monroe site.

Addition Questions or Concerns?

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