

County of Santa Clara

Office of Supportive Housing

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April 17, 2020

TO: Honorable Members of the Board of Supervisors
Jeffrey V. Smith, M.D., J.D., County Executive

FROM: Ky Le, Director, Office of Supportive Housing

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SUBJECT: Capacity in County-Supported Housing Developments

Under advisement from October 22, 2019 (Item No. 20), this report describes the estimated number of people that are and will be housed in County-supported housing developments.

Since 2015, the County has invested capital or services funding in 46 developments throughout Santa Clara County, including 27 developments utilizing 2016 Measure A Affordable Housing Bond (Housing Bond) funds. *Table 1 – Capacity in County-supported Developments* summarizes total units by stage of development, including the estimated number of people that could be served in County-supported units.

Table 1 – Capacity in County-supported Developments

Stage of Development	Total Units	Supportive Housing Units	Estimated Capacity w/ County Investment
Operating	1,743	720	3,269
Under Construction	1,492	577	2,421
Pre-Development	1,015	688	3,398
Total	4,250	1,985	9,088

Attachment A – Development Capacity describes County-supported housing developments in operation, under construction, or in the pre-development stage, and are shaded to depict their present stage of development. Developments funded by the Housing Bond are grouped by cohort. In addition to Housing Bond developments, Attachment A includes:

- 1) developments supported by the County using housing funds other than the Housing Bond; and,
- 2) developments in which the County has not provided capital funding but is providing services for supportive housing units within the development.

The following assumptions were applied in Attachment A:

- The number of Total Units does not include units reserved for staff (i.e. resident manager). This is typically one unit but could be two units for larger developments.
- Estimated Occupancy with County Investment is primarily based on generally accepted maximum occupancy standards of two people per bedroom, plus an additional member in the household. However, for studio and one-bedroom units dedicated for Permanent Supportive Housing (PSH), capacity is based on the actual average household size of existing PSH households without children.

As of April 2020, County-supported units have the capacity to serve up to 3,269 people. When all the developments listed on Attachment A are operational, as many as 9,088 people will be living in units where the County provided development or services support.

cc: Chief Board Aides
Miguel Marquez, Chief Operating Officer
James R. Williams, County Counsel
Megan Doyle, Clerk of the Board of Supervisors

Attachment A: Development Capacity

		County Development Investment	County Services Investment	Total Units	Supportive Housing Units	Estimated Occupancy with County Investment
Non-Housing Bond Developments	Eagle Park	X	X	66	41	93
	Laurel Grove Apartments		X	81	20	48
	Edwina Benner Plaza	X	X	65	13	299
	Orchard Ranch (fka Morgan Hill Fam. Apts.)	X	X	40	15	212
	Renascent Place	X	X	160	160	208
	Park Avenue Apartments		X	99	20	26
	Second Street Studios		X	134	134	174
	Connell Apartments	X	X	28	6	102
	Monterra Village	X	X	34	5	218
	Redwoods & Wheeler	X	X	138	26	498
	Stevenson House	X	X	119	20	201
	Archer Studios	X	X	41	6	53
	Casa De Novo	X	X	55	27	35
	Donner Lofts		X	101	20	26
	Ford Road Plaza		X	74	5	7
	The Met South	X	X	30	10	112
	Vermont House		X	16	1	16
	Parkside Studios	X	X	58	17	75
	Onizuka Crossing	X	X	58	29	276
	Villas on the Park	X	X	83	83	108
	The Veranda	X	X	18	6	23
	Gateway Senior Apartments	X	X	74	37	250
	Crossings on Monterey	X	X	38	20	208
	Quetzal Gardens	X	X	70	28	304
	Leigh Avenue Senior Apartments	X	X	63	63	82
	Sango Court	X	X	101	40	319

Attachment A: Development Capacity

Development Name		County Development Investment	County Services Investment	Total Units	Supportive Housing Units	Estimated Occupancy with County Investment
Housing Bond Developments	North San Pedro	X	X	134	109	368
	Calabazas Apartments (fka Corvin)	X	X	144	80	187
	Page Street Apartments	X	X	81	27	105
	Agrihood Senior Apartments	X	X	163	54	344
	West San Carlos Housing	X	X	79	40	235
	Blossom Hill Housing	X	X	145	49	254
	Alum Rock Family Housing	X	X	85	29	326
	Roosevelt Park	X	X	79	40	294
	Markham I	X	X	152	50	205
	Markham II	X	X	151	50	204
	Curtner Studios	X	X	178	111	231
	San Jose Auzerias	X	X	128	64	282
	Gallup & Mesa	X	X	45	23	126
	4th and E. Younger Apartments	X	X	93	93	121
	Moorpark Apartments	X	X	106	106	138
	Bascom Apartments	X	X	88	29	211
	Kifer Senior Apartments	X	X	79	45	131
	La Avenida Apartments	X	X	95	34	222
	Algarve Apartments	X	X	83	46	248
	Gateway Tower	X	X	298	55	883
Total Capacity				4,250	1,986	9,088

Legend: Development Phase	Operating
	Under Construction
	Pre-Development