

County of Santa Clara

Office of Supportive Housing

2310 North First Street, Suite 201
San Jose, California 95131
(408) 278-6400 Main



April 29, 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

DS
kl

SUBJECT: Report on Affordable Housing Opportunities with School, Community College & Hospital Districts

Under Advisement from June 5, 2018 (Item No. 17), August 28, 2018 (Item No. 11), May 21, 2019 (Item No. 20) and November 5, 2019 (Item No. 12), this report provides a summary of our efforts to explore housing opportunities with School, Community College and Hospital Districts.

Attachment A summarizes the current status of the County's efforts to explore partnerships with each school district, community college district, and the hospital/healthcare district. Of the 32 school districts, including the Santa Clara County Office of Education:

- Four school districts in the northern part of Santa Clara County have committed to identifying \$600,000, each, to help fund the redevelopment of County-owned property, located at 231 Grant Avenue in Palo Alto, into affordable housing for teachers;
- The County proposes partnering with San Jose Unified School District (SJUSD) to jointly fund feasibility studies. The Office of Supportive Housing (OSH) is finalizing the scope of work and the agreement with SJUSD will be submitted to the Board for approval;
- The OSH assessed some properties of the Franklin-McKinley and Evergreen School Districts, but determined that it was not practical to attempt to redevelop the properties into affordable housing; and,
- Staff are still in the process of assessing properties of Milpitas Unified and Moreland School Districts.

Of the four community college districts, the Administration has proposed jointly funding feasibility studies with Foothill-De Anza and West Valley-Mission; and, Gavilan Joint Community College reached out to the Administration prior to the health crisis and a meeting will be scheduled for July 2020; and the Administration

County of Santa Clara

Office of Supportive Housing

2310 North First Street, Suite 201
San Jose, California 95131
(408) 278-6400 Main



has reached out again to the San Jose-Evergreen Community College District.

In November 2019, OSH staff were informed that the El Camino Healthcare District (ECHD) was still managing its major construction projects, and had not considered whether certain properties could be explored for affordable housing development in partnership with the County.

Feasibility Studies – The County would partner with SJUSD, Foothill-De Anza, and West Valley-Mission to determine the feasibility of developing affordable housing on the Districts' properties. Once the studies are complete, the County and/or each district would have the information necessary to present recommendations to their respective governing boards. While the districts would be primarily focused on developing affordable housing for their faculty, staff and – in the case of the community colleges – students, by working with the County, the four agencies could determine the extent to which some properties could also be used to meet the needs of lower income households and special needs populations such as seniors on fixed incomes, homeless veterans, and foster youth. In addition, the feasibility studies include an analysis of how districts or the County could jointly fund developments on property owned by the districts or owned by the County, cities, or affordable housing developers.

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

ATTACHMENT A

School Districts		Progress / Status	Next Steps / Timing
1	Alum Rock Union School District	No response to OSH inquiries	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.
2	Berryessa Union School District	No response to OSH inquiries	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.
3	Cambrian School District	No response to OSH inquiries	None planned at this time.
4	Campbell Union High School District	No response to OSH inquiries	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.
5	Campbell Union School District	No response to OSH inquiries	None planned at this time.
6	Cupertino Union School District	No response to OSH inquiries	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.
7	East Side Union High School District	The district did not respond to OSH inquiries. However, the district's Board of Trustees recently voted to put a \$60M bond on the March 2020 ballot. Proceeds from the bond would be used to develop affordable housing for district employees.	On 9/18/2018, OSH staff emailed a letter to the district's superintendent and Board President asking whether the County and the district could partner to explore affordable housing opportunities on district-owned or other properties.
8	Evergreen School District	District staff identified several parcels, but, due to various constraints, OSH staff determined that it would not be practical to explore affordable housing opportunities on the parcels.	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.

School Districts		Progress / Status	Next Steps / Timing
9	Franklin-McKinley School District	District staff identified one parcel, but, due to various constraints, OSH staff determined that it would not be practical to explore affordable housing opportunities on the parcel.	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.
10	Fremont Union High School District	No response to OSH inquiries	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.
11	Gilroy Unified School District	No response to OSH inquiries	None planned at this time.
12	Lakeside Joint School District	No response to OSH inquiries	None planned at this time.
13	Loma Prieta Joint School District		
14	Los Altos School District	District has also agreed to identify up to \$600,000 to support the redevelopment of 231 Grant Avenue in Palo Alto. No other response to county inquiries.	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. County is developing an agreement with and a predevelopment loan for Mercy Housing / Abode Communities. The district's funding would not need to be fully committed until closer to construction start.
15	Los Gatos Union School District	No response to OSH inquiries	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.
16	Los Gatos-Saratoga Union High School District	No response to OSH inquiries	None planned at this time.
17	Luther Burbank School District	No response to OSH inquiries	None planned at this time.
18	Metropolitan Education District	No response to OSH inquiries	None planned at this time.
19	Milpitas Unified School District	OSH staff met with district staff in November 2019; OSH staff are reviewing the district's facilities and assets to determine if there are	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le.

School Districts		Progress / Status	Next Steps / Timing
		any parcels that could be explored through a feasibility study.	The earliest that the County could propose a feasibility study for district properties – if any – is the end of March 2020.
20	Moreland School District	OSH staff met with School District representatives on February 27, 2019 District staff identified several parcels	County will be following up with district staff in July 2020.
21	Morgan Hill Unified School District	No response to OSH inquiries	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.
22	Mount Pleasant Elementary School District	No response to OSH inquiries	None planned at this time.
23	Mountain View Whisman School District	District has also agreed to identify up to \$600,000 to support the redevelopment of 231 Grant Avenue in Palo Alto. No other response to county inquiries.	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. County is developing an agreement with and a predevelopment loan for Mercy Housing / Abode Communities. The district's funding would not need to be fully committed until closer to construction start.
24	Mountain View-Los Altos Union High School District	District has also agreed to identify up to \$600,000 to support the redevelopment of 231 Grant Avenue in Palo Alto. No other response to county inquiries.	County is developing an agreement with and a predevelopment loan for Mercy Housing / Abode Communities. The district's funding would not need to be fully committed until closer to construction start.
25	Oak Grove School District	No response to OSH inquiries	None planned at this time.
26	Orchard School District	No response to OSH inquiries	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.

School Districts		Progress / Status	Next Steps / Timing
27	Palo Alto Unified School District	District has also agreed to identify up to \$600,000 to support the redevelopment of 231 Grant Avenue in Palo Alto. No other response to county inquiries.	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. County is developing an agreement with and a predevelopment loan for Mercy Housing / Abode Communities. The district's funding would not need to be fully committed until closer to construction start.
28	San Jose Unified School District	District agreed to jointly fund feasibility studies for four district-owned properties.	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. Feasibility study should be completed by September 2020.
29	Santa Clara County Office of Education	The SCC Office of Education has expressed an interest in assisting in the development of affordable housing by funding the development of co-located early childhood education centers. However, the Office of Education has not yet identified funding sources, and discussions have been conceptual.	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.
30	Santa Clara Unified School District	No response to OSH inquiries	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.
31	Saratoga Union School District	No response to OSH inquiries	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.

School Districts		Progress / Status	Next Steps / Timing
32	Sunnyvale Union School District	No response to OSH inquiries	Point of Contact for the School District emailed on 9/12/2018 on behalf of Ky Le. None planned at this time.
33	Union Elementary School District	No response to OSH inquiries	None planned at this time.
34	Santa Clara County School Boards Association		Point of Contact for the School Board Association emailed on 9/12/2018 on behalf of Ky Le.
35	A few School District Board candidates		School District Board candidates emailed on 9/12/2018 on behalf of Ky Le.

Community College Districts		Progress / Status	Next Steps / Timing
1	Foothill-De Anza Community College District	<p>District agreed to jointly fund feasibility studies for district-owned properties.</p> <p>District has also agreed to identify up to \$600,000 to support the redevelopment of 231 Grant Avenue in Palo Alto.</p> <p>The district's Board of Trustees authorized the placement of a parcel tax and a community college district bond on the November 2020 ballot. Both the bond and the parcel tax must be approved by a simple majority of voters. Some of the funds from these revenue sources could be used to support the affordable housing needs of district employees and students.</p>	<p>Feasibility study should be completed by June 30, 2020.</p> <p>County is developing an agreement with and a predevelopment loan for Mercy Housing / Abode Communities. The district's funding would not need to be fully committed until closer to construction start.</p>
2	Gavilan Joint Community College District	<p>OSH staff met with a representative of the district in the summer of 2018. At the time, the district had not identified any potential properties.</p>	<p>On 7/31/2018, Administration sent letter to the Superintendent/President requesting that our agencies reconsider options with the goal of performing feasibility studies on one or more district-owned properties.</p>
3	San Jose-Evergreen Community College District	<p>OSH staff have met with various District and college administrators. There has been conceptual interest in partnerships, primarily near or on the San Jose City College campus, but no specific properties have been identified.</p>	<p>On 7/31/2018, OSH and FAF staff emailed District and College administrators proposing that we meet to identify specific District-owned properties to include in a feasibility study.</p>
4	West Valley-Mission Community College District	<p>District agreed to jointly fund feasibility studies for district-owned properties.</p>	<p>Feasibility study should be completed by September 2020.</p>

Hospital / Healthcare Districts		Progress / Status	Next Steps / Timing
1	El Camino Healthcare District	The County's primary interest with the El Camino Hospital District is to partner on the redevelopment of a property on the corner of Phyllis Drive and El Camino Real. The site is or was being used as a staging area for other construction projects.	OSH staff emailed El Camino Hospital CEO and the ECHD Board Chair requesting consideration of a partnership, related to redeveloping the site on Phyllis Drive.