

WEBVTT

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00:01:05.820 --> 00:01:06.769

Jeffrey Scott: One second.

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00:01:26.220 --> 00:01:31.300

Jeffrey Scott: Alrighty, everyone, thank you for joining us today. Welcome to the November,

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00:01:31.600 --> 00:01:40.670

Jeffrey Scott: Community Engagement Series meeting for the City of San Jose Housing Department. We're glad that you've all made time out of your busy days to talk to, to join us today for this conversation.

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00:01:40.890 --> 00:01:50.620

Jeffrey Scott: And, today's presentation is going to be led by Bonu San. She is one of our Deputy Directors in the City of San Jose Housing Department.

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00:01:50.770 --> 00:02:05.260

Jeffrey Scott: And Bonu is going to be talking to you all today about an RFP, a request for proposals, that we have currently open, which is to develop affordable housing on some city-owned parcels, some... on 3 city-owned parcels.

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00:02:05.260 --> 00:02:15.210

Jeffrey Scott: So Bonu's gonna walk through that, and when she is done with her presentation, we will open it up to questions, and you will be able to ask Banu and our other staff members questions.

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00:02:15.560 --> 00:02:32.550

Jeffrey Scott: Just want to let everyone know, as we do each month, we request that all questions go through the chat function. So, please, if you have questions while Bonnie was speaking, put them in the chat, and you can send them to me, Jeff Scott, or Jeffrey Scott, in the chat.

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00:02:32.550 --> 00:02:41.629

Jeffrey Scott: And after Banu is done with her presentation, I will be reading those questions, sharing them with Banu and the staff, and they will be answering those questions.

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00:02:41.720 --> 00:02:50.899

Jeffrey Scott: And then lastly, before I turn it over to Banu, just want to let everyone know, as I do each month, that after this meeting is over.

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00:02:50.900 --> 00:03:15.809

Jeffrey Scott: A recording of the meeting, as well as a transcript of the meeting, will be posted on our website. It usually takes a few days, but, probably by Thursday, probably by Monday of next week, all of this stuff will be posted on our website, and we will send you out another link where you can access or share with anyone else who's unable to be here today. You can, access, again, the transcript and recording of today's meeting, as well as the presentation that Bonnu's gonna walk

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00:03:15.810 --> 00:03:16.430
Jeffrey Scott: walkthrough.

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00:03:16.800 --> 00:03:22.310
Jeffrey Scott: So... Having said all that, I will now turn the meeting over to Banu.

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00:03:22.840 --> 00:03:39.510
Banu San: Thank you, Jeff. Good afternoon, everybody. Welcome to the community engagement series today. We're going to be covering the recently published request for proposals on, developing several city-owned sites.

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00:03:39.570 --> 00:03:51.950
Banu San: This was published on October 16th, and it's still open, and I believe it's going to be closing around November 17th, so I'm going to be going through a couple of slides to talk a little bit more about it.

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00:03:57.790 --> 00:03:58.900
Banu San: Thank you, Jeff.

16
00:03:59.330 --> 00:04:03.079
Banu San: So, I... The next page is fine.

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00:04:03.920 --> 00:04:04.930
Banu San: Thank you.

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00:04:04.940 --> 00:04:14.699
Banu San: So we are, the housing department owns, several pieces of land, and we have been, looking into whether we can develop affordable housing

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00:04:14.700 --> 00:04:28.699
Banu San: new affordable housing developments on these sites. So we're... through this RFP, which we published, as I mentioned, on October 16th, we're looking for qualified developers for these specific sites.

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00:04:28.700 --> 00:04:36.219
Banu San: To develop, high-quality, affordable housing and mixed-income housing, on these properties.

21
00:04:36.270 --> 00:04:41.660
Banu San: And we're trying to utilize these sites so that we can advance our, housing goals.

22
00:04:41.760 --> 00:04:49.729
Banu San: And be able to provide housing opportunities for low- to moderate-income households.

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00:04:50.010 --> 00:04:59.879
Banu San: And we're going to be looking for proposals for, you know, per site. There's specific, qualifications we're looking for and our expectations for each of these sites.

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00:04:59.880 --> 00:05:11.909

Banu San: To see whether we can meet the requirements and maximize the potential of each site, as each site has its own, you know, restrictions and requirements.

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00:05:11.930 --> 00:05:14.700

Banu San: And then, to see whether we can

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00:05:14.720 --> 00:05:24.489

Banu San: deliver, you know, build something in a timely, cost-effective way, in terms of housing. We're not, you know, looking to.

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00:05:24.490 --> 00:05:35.269

Banu San: wait a couple of years to build something. We really need to get development going on these sites, so there's a sort of sense of urgency on these three sites.

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00:05:35.270 --> 00:05:46.209

Banu San: And then looking to see whether we can build mix of unit types and various ranges of income levels, and where we are, you know, prioritizing the community.

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00:05:46.210 --> 00:05:48.130

Banu San: Expectations as well.

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00:05:50.490 --> 00:05:52.439

Banu San: Next page will prompt you.

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00:05:54.400 --> 00:05:57.200

Banu San: This is a map, showing the three sites.

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00:05:57.340 --> 00:06:03.799

Banu San: We have, the... our first site, which is 3707 Williams Road. It's also called the West Community Center.

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00:06:03.940 --> 00:06:20.520

Banu San: This was RFP'd a couple of years ago, December 2021 RFP. And there's... we'll go into the details of that, and then there's a second site, 101 South Jackson, and then the third one, which is the Arena Hotel, a home key project,

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00:06:20.670 --> 00:06:21.550

Banu San: property.

35

00:06:21.860 --> 00:06:22.959

Banu San: Next page.

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00:06:25.710 --> 00:06:33.070

Banu San: Our first site, 3707 Williams Road, it's... this is in Council District 1, it's .47 acres.

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00:06:33.200 --> 00:06:36.910

Banu San: And we are looking for a proposal to build something here quick.

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00:06:37.030 --> 00:06:52.349

Banu San: maybe up to... I mean, you're going to be looking at what the general plan requirements are, and what the zoning requirements are, so I would say be, aware of what those restrictions might be, around what can be built here.

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00:06:52.380 --> 00:06:59.110

Banu San: But, but the expectation would be is, if possible, to be able to build up to 85 units.

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00:06:59.170 --> 00:07:12.060

Banu San: With, own bathrooms, kitchens, you know, and some reason parking. So the building that you're seeing in the picture and the parking lot next to it is the... is the entire lot.

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00:07:12.380 --> 00:07:30.100

Banu San: And we're looking for an affordable housing development here with a variety of affordable levels up to 60% AMI. And I'm saying up to 60% AMI because we are restricted by the funding source that we've used to acquire these, to, purchase these.

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00:07:30.100 --> 00:07:32.759

Banu San: Properties and lands, and when

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00:07:32.850 --> 00:07:50.240

Banu San: we use a specific type of funding source, there's limitations behind that. So, for example, if we've used low mod funds, low to moderate housing income funds, we are restricted to, restricted to only build a development up to 60%, area median income on these

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00:07:50.390 --> 00:07:56.670

Banu San: these properties, and that's why you're seeing certain AMI, you know, levels here, limits here.

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00:07:58.340 --> 00:08:04.959

Banu San: The other thing, as I mentioned, is the general plan, and on this specific site, the general plan is public, was a public.

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00:08:05.100 --> 00:08:15.999

Banu San: Which means that, a couple of years ago, this got upgraded, it was talking... it was saying more like there has to be 100% PSH development on here.

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00:08:16.040 --> 00:08:29.370

Banu San: And it was changed, I believe, around 2 years ago, to requiring only 25% of the units to be PSH, which is, I understand, still can be a challenge. This is a... I mean, if you look at the neighborhood.

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00:08:29.370 --> 00:08:38.680

Banu San: There's a lot of, family, sort of, residential, townhouses, around this area, a high school, a park across.

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00:08:38.679 --> 00:08:42.629

Banu San: So, really, what might fit here is a family,

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00:08:42.650 --> 00:08:55.039

Banu San: oriented, like, family heavy units, but there's still that requirement under the PQP General Plan. So, I understand the challenges around that as well.

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00:08:55.840 --> 00:08:59.279

Banu San: Next, next, page, Jeff, thank you.

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00:09:00.920 --> 00:09:06.309

Banu San: 101 South Jackson, this is in District 5, it's about 0.86 acres.

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00:09:06.460 --> 00:09:15.890

Banu San: And we're looking for a family-centered community proposal here, looking to advance the housing stability and equity in this neighborhood.

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00:09:16.060 --> 00:09:28.289

Banu San: While, you know, showing a commitment to the community advancement, and looking for a community-driven plan. So, I think a developer that's really closely engaged with the community here.

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00:09:28.740 --> 00:09:37.510

Banu San: And, you know, aligning it with what the, you know, goals might be, and the vision might be here is going to be a strong proposal.

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00:09:37.880 --> 00:09:49.270

Banu San: And we also are planning to set aside a little bit of, the pre-development funding here, around \$500,000. So, depending on what kind of proposals we get and what the need might be.

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00:09:50.230 --> 00:09:55.909

Banu San: This is zoned in a, single-family, general plan.

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00:09:56.030 --> 00:09:58.230

Banu San: a zoning, so...

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00:09:58.400 --> 00:10:08.629

Banu San: anything where if you're not thinking to put a proposal for single family, then you may have to consider doing a GP amendment application.

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00:10:09.570 --> 00:10:16.070

Banu San: But we are not planning to do that, so I just wanted to make you all aware of what the general

plan is for this particular site.

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00:10:16.740 --> 00:10:22.410

Banu San: And there's the red... the red marking is where that piece of land is that we own.

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00:10:23.550 --> 00:10:24.629

Banu San: Next one.

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00:10:26.560 --> 00:10:35.640

Banu San: That's the Arena Hotel, okay. So this is the Homekey Project one. This is in Council District 6, at 0.4 acres, almost.

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00:10:35.860 --> 00:10:40.790

Banu San: And this was acquired through the Home Key program several years ago.

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00:10:40.990 --> 00:10:50.989

Banu San: And so there's HCD funding in here, and requirements are... that are... that are home key requirements, from the HCD's Home Key NOFA.

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00:10:51.150 --> 00:10:57.450

Banu San: So we have to be aware of that, and we have to be complying with what those requirements are.

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00:10:57.510 --> 00:11:11.920

Banu San: And with HomeKey acquired sites, there's an expectation that the site is run as an interim for, you know, X number of years, and that will need to be converted or reconstructed into permanent housing.

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00:11:12.040 --> 00:11:20.030

Banu San: And that's usually what the ultimate goal, and the program entails, is the HCD will provide funding to buy the hotel.

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00:11:20.170 --> 00:11:37.939

Banu San: The city will also contribute funding into that, and then there'll be funding provided, again, from ACD and the city in terms of the operating expenses. So, covering the operating expenses for several years until a developer is able to come in and build permanent housing here.

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00:11:38.080 --> 00:11:43.990

Banu San: And that process would mean that the current participants would need to be relocated.

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00:11:44.090 --> 00:11:45.800

Banu San: During that process.

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00:11:45.940 --> 00:11:54.200

Banu San: So, I'm just giving a little bit more information around what the... some of the, expectations and requirements would be for the Homekey site.

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00:11:54.470 --> 00:12:13.800

Banu San: And we're looking for a proposal of up to 200 to 234 units, variety of income ranges from 30% to 80% AMI. If converting the hotel into a permanent housing is possible, we are open to that. But that conversion, we would still need individual bathrooms and kitchens.

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00:12:14.090 --> 00:12:23.309

Banu San: If the proposal is demoing and building something brand new, again, relocation of the participants will need to be considered in that proposal.

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00:12:23.540 --> 00:12:27.589

Banu San: Yeah, so that's, a little bit on Arena.

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00:12:28.440 --> 00:12:29.980

Banu San: what else can I measure? I think...

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00:12:30.250 --> 00:12:35.000

Banu San: That's the main thing about Arena, and this one is actually the most urgent out of the three.

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00:12:35.060 --> 00:12:40.210

Banu San: Due to some of the challenges around the home key requirements.

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00:12:40.260 --> 00:12:58.520

Banu San: And there is a requirement on... in terms of a percentage that needs to be at a certain AMI from HomeKey... from the HCD's Homekey program, but those are explained further in the RFP document, and there were some questions that came through the FAQs that we've answered already as well.

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00:12:58.920 --> 00:13:00.200

Banu San: Next page.

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00:13:02.650 --> 00:13:17.039

Banu San: This is the scoring table, which is in the RFP, and Section 6. So, it's very basic. We're looking for a... what your intentions are, what the proposal is, a very quick summary of that, and then you can provide more details

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00:13:17.040 --> 00:13:29.150

Banu San: information in the proposal, which is where the heavy scoring is. And we'll look at your experience and qualifications, basically, to see whether you have any experience in building what you're proposing.

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00:13:29.400 --> 00:13:40.659

Banu San: So, examples of projects you've done, from, like, step one to end, of construction and operations will be, you know, preferred.

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00:13:40.750 --> 00:13:52.140

Banu San: So we'll be looking at whether you have the qualifications, the background, of really building something cost-efficient, you know, high-quality.

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00:13:52.330 --> 00:13:56.990

Banu San: and... Quick proposals.

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00:13:57.100 --> 00:14:07.859

Banu San: Based on what your background is, and you can have a partnership as well. I mean, if you don't have that and you want to bring in a strong partner, you can also come forward with a proposal like that as well.

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00:14:08.070 --> 00:14:25.150

Banu San: And then you have... we have some points on the schedule and budget. It's really, as I mentioned, some of these sites are urgent, so we really want to be able to see whether there's a realistic schedule, and what kind of a financing stack you could put together and go after in the next year or so.

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00:14:25.740 --> 00:14:31.390

Banu San: And then submission quality is just making sure that you've submitted all of the items we're requiring in the RFP.

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00:14:32.450 --> 00:14:33.580

Banu San: Next page.

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00:14:40.140 --> 00:14:53.589

Banu San: Thank you. So this IRFP, as I mentioned, was published on October 16th, and it's active for 30 days. It will close on November 17th, and then we'll start to look at the proposals and score them.

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00:14:53.780 --> 00:15:03.129

Banu San: And there was a deadline for submitting questions, which was yesterday, and I think we've had quite a number of questions that we've addressed and published on the... on the site.

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00:15:03.920 --> 00:15:15.649

Banu San: And as I mentioned, the applications close at 4pm on the 17th of November, and we hope that we can score and assess them by January, and publish the results.

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00:15:19.230 --> 00:15:20.919

Banu San: Next page, Jeff, thank you.

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00:15:22.400 --> 00:15:31.909

Banu San: Okay, this is, just a page showing you where the RFP is, right now. It's on the Bedingo site. You can get more information there.

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00:15:32.010 --> 00:15:36.740

Banu San: And you can register to access the RFP in more detail.

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00:15:36.980 --> 00:15:43.189

Banu San: And then there's a customer support if you have any technical issues in terms of submitting your

proposals, and an email there.

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00:15:44.590 --> 00:15:47.139
Banu San: Any other pages, or is this the laughter, Jeff?

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00:15:54.340 --> 00:16:05.980
Banu San: I think that's it, yeah. So, that was a quick presentation, but there is not that many sites, so I think we were able to get through that quickly, and I'm open to taking any questions and comments right now.

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00:16:06.370 --> 00:16:07.260
Banu San: Thank you.

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00:16:08.250 --> 00:16:13.929
Jeffrey Scott: Great, thank you very much, Bonnu. So we will, we will put the link... we'll put a direct link to the,

101
00:16:14.070 --> 00:16:19.679
Jeffrey Scott: to the RFP, into the chat, just give us a couple minutes, and we'll get that there for anybody who wants to copy it.

102
00:16:19.880 --> 00:16:23.319
Jeffrey Scott: So, just,

103
00:16:23.490 --> 00:16:30.599
Jeffrey Scott: Put it in the chat when you have a chance. All right, so Bonnu, we have a couple of questions here, and I'll read them out.

104
00:16:30.800 --> 00:16:32.999
Jeffrey Scott: Let's see here,

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00:16:40.550 --> 00:16:48.840
Jeffrey Scott: So, here's a question. What is San Jose's annual housing requirement based on the 2023 housing element?

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00:16:50.590 --> 00:17:01.159
Banu San: This is not to do with their RFP, though, but I'm not understanding. I mean, you can find this information online as well. I think, Jeff, you might be able to communicate that to them, our housing element goals.

107
00:17:01.160 --> 00:17:02.549
Jeffrey Scott: Yeah, I will,

108
00:17:03.500 --> 00:17:10.489
Jeffrey Scott: trying to juggle a few things here, but if I can get a link to the housing element, I will put a

link to the housing element in the chat.

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00:17:10.490 --> 00:17:13.170

Banu San: I mean, is the question about our arena goals?

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00:17:13.430 --> 00:17:19.730

Jeffrey Scott: I believe that's... I believe that's what the person is referring to. It doesn't say so, but it... that's... that's my interpretation of it.

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00:17:19.730 --> 00:17:27.329

Banu San: I can still try to provide some information, and our six-cycle VINA goals is, to build... let me see here...

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00:17:27.630 --> 00:17:34.490

Banu San: 62,200 units, of which 27,000... around 27,000 needs to be moderate income.

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00:17:34.680 --> 00:17:47.809

Banu San: the others, between very low income to moderate income. I'm sorry, \$27,000 above moderate income, and then, the remaining has to be between, very low income and moderate income.

114

00:17:48.660 --> 00:17:54.489

Banu San: Yeah, that's... I saw up to 80% AMI, around 23,700 units, to be exact.

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00:17:54.490 --> 00:17:55.100

Jeffrey Scott: Sorry.

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00:17:55.340 --> 00:17:56.090

Jeffrey Scott: Cool, thank you.

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00:17:56.090 --> 00:17:56.740

Banu San: helps.

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00:17:56.900 --> 00:18:04.029

Jeffrey Scott: Yeah, that was very helpful. Thanks for sharing that. Okay, so, next question.

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00:18:04.210 --> 00:18:16.589

Jeffrey Scott: When someone submits, a proposal, who is on the... or assuming there are multiple people who submit, proposals to you, who is on the committee that makes the decisions or scores these proposals?

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00:18:17.540 --> 00:18:23.490

Banu San: And we have a staff committee that scores them, and...

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00:18:23.850 --> 00:18:33.709

Banu San: Yeah, and that's... it's just city staff. It's not an outside, you know, individuals that are scoring as

the housing staff.

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00:18:34.410 --> 00:18:35.230

Jeffrey Scott: Okay.

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00:18:36.850 --> 00:18:48.259

Jeffrey Scott: All right, next question for you, Bonnie. We have a question, and that is, for these, three parcels, and the proposals that come in for these parcels, will they be, considered as builders' remedy projects?

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00:18:50.950 --> 00:18:53.260

Banu San: I don't think any of them are billed as remedy.

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00:18:54.720 --> 00:18:58.669

Banu San: So, they... I... I would... I'm thinking... I'm saying no.

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00:18:59.100 --> 00:18:59.660

Jeffrey Scott: Okay.

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00:19:00.680 --> 00:19:02.270

Banu San: So, they won't be.

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00:19:02.720 --> 00:19:03.600

Banu San: Sarah?

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00:19:03.600 --> 00:19:11.970

Sarah Fields: Yeah, and just say, since we're... we have a compliant housing element right now, you... we... you wouldn't be able to submit for...

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00:19:12.350 --> 00:19:16.420

Sarah Fields: For a builder's remedy project.

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00:19:18.040 --> 00:19:21.309

Sarah Fields: But the conditions are not such that you could have a builder's remedy project.

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00:19:21.440 --> 00:19:24.280

Sarah Fields: So, that's not what we're looking for for myself.

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00:19:26.700 --> 00:19:30.409

Jeffrey Scott: Okay, so let's see here. Next question,

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00:19:33.240 --> 00:19:46.370

Jeffrey Scott: This is, I guess, Bonn, it could be for anybody in the housing department. Would you be open to helping facilitate introductions between proposer... between proposers and subcontractors or sub-

consultants who could help them?

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00:19:47.120 --> 00:19:51.709

Banu San: It means... do they mean subcontractors that we may refer over?

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00:19:52.090 --> 00:19:52.899

Banu San: I... is that...

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00:19:52.900 --> 00:19:53.540

Jeffrey Scott: I don't just...

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00:19:53.540 --> 00:19:54.930

Banu San: I don't know if that's the question.

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00:19:54.930 --> 00:19:59.749

Jeffrey Scott: So I would just... I can just read you verbatim. The question verbatim is,

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00:19:59.990 --> 00:20:09.219

Jeffrey Scott: Would you be open, talking about housing department staff, would you be open to helping facilitate introductions between proposers and developers and sub-consultants who could help them?

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00:20:10.350 --> 00:20:15.200

Banu San: I would say it's... I think that the developers have

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00:20:16.100 --> 00:20:24.760

Banu San: the expertise and qualifications and background to be able to find the contractors and subcontractors, it's usually bid out.

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00:20:24.760 --> 00:20:36.579

Banu San: That's how we see developers find these contractors to work with, so we don't have a specific list of, like, pre-qualified contractors or subcontractors we work with that we would connect you with.

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00:20:36.640 --> 00:20:39.740

Banu San: We would not be giving such references.

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00:20:39.860 --> 00:20:45.920

Banu San: And if you would like us to participate in calls, I mean, we're happy to...

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00:20:46.000 --> 00:21:03.069

Banu San: yeah, to know who you're going to be working with, but this is something you would be bidding out. In any new development, you would be bidding out for a contractor, a general contractor. We have certain requirements, construction requirements, that you would add to your bid contract, the city's requirements.

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00:21:03.180 --> 00:21:17.749

Banu San: But that's usually the process of finding a general contractor. So if you need some guidance around that process, we're happy to provide you that information, but specific GCs and subcontractors, we do not connect with developers, no.

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00:21:18.690 --> 00:21:19.520

Jeffrey Scott: Alrighty.

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00:21:19.650 --> 00:21:27.730

Jeffrey Scott: Next question, what is our ideal development timeline for the projects that... for the proposers that come in?

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00:21:28.670 --> 00:21:37.699

Banu San: Yesterday, as soon as possible, I understand that, putting together the plan, permitting, you know.

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00:21:38.040 --> 00:21:48.630

Banu San: putting... finding financing. We... we understand that building affordable housing takes time, and putting all of that together is... can be, a few years.

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00:21:48.860 --> 00:21:50.460

Banu San: But...

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00:21:50.680 --> 00:22:01.960

Banu San: Proposals that can shorten that timeline, any innovative solutions, cost-efficient innovative solutions that can build something faster than your average, you know, 3 to 5 years.

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00:22:02.100 --> 00:22:15.040

Banu San: will probably score better, because we really need something on some of these sites, as I mentioned, like the arena one. Some of these are very urgent, and if you're coming with a proposal where you can build something in a year or two.

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00:22:15.150 --> 00:22:32.119

Banu San: That would be stronger than something that is going to be put together in 5 years. I'm just being upfront about that. But at the same time, I understand the challenges and the reality out there, that it's not that easy to find funding, and the permitting process, all of that takes a lot of time.

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00:22:33.710 --> 00:22:44.639

Banu San: But we hope that the proposals that come from experienced developers will, come with solutions that can build things faster than our usual average time.

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00:22:46.690 --> 00:22:57.490

Jeffrey Scott: Alrighty. Next question, and this is for, proposers who have limited resources. Will technical assistance be available to those organizations with limited resources?

158

00:22:58.380 --> 00:23:05.680

Banu San: It depends on what the assistance is that you need, so I'm not really sure what that means.

159

00:23:06.300 --> 00:23:07.520

Banu San: I mean...

160

00:23:08.020 --> 00:23:18.930

Banu San: I'd have to understand what kind of assistance you're referring to when you say technical, so if you want to post another question explaining further, I'm happy to address.

161

00:23:19.310 --> 00:23:27.509

Banu San: It's not very clear to me what you mean by that. So what we can... what we go through is what the city's requirements are, what our process is, right?

162

00:23:27.510 --> 00:23:41.570

Banu San: You know, and if you need to do a tax credit application, we... we are the co-applicants in that, so there's a lot of involvement from our housing production department in terms of supporting the developer, look for finance, I mean, go after financing.

163

00:23:41.610 --> 00:23:49.820

Banu San: and... or guiding them along the way, but I'm not sure what depth of technical assistance this,

164

00:23:49.900 --> 00:23:54.529

Banu San: question is referring to, so I won't be able to give you a full answer to that.

165

00:23:56.420 --> 00:24:05.240

Sarah Fields: I will say, just speaking very broadly, we do, you know, if your proposal is selected, and it's moving forward.

166

00:24:05.460 --> 00:24:10.100

Sarah Fields: We want to see something come to fruition, and so if we're...

167

00:24:10.220 --> 00:24:15.810

Sarah Fields: Guidance or support needed from this department to... to get something off the ground.

168

00:24:15.910 --> 00:24:32.139

Sarah Fields: To the extent that we have resources, both in terms of staff time and financial resources, you know, one of the five city focus areas right now is building more housing, and so that's always top of mind.

169

00:24:33.140 --> 00:24:40.720

Sarah Fields: So, we want to partner with you, we want to support, if your proposal is selected, we want to support it moving forward. Yeah.

170

00:24:40.720 --> 00:24:48.529

Banu San: Well said, Sarah. I mean, like, if you're looking... if you're going after funding, I can give an example. If you're going after funding and you need a city's letter of support.

171

00:24:48.700 --> 00:25:03.400

Banu San: If we need to have conversations with ACD, let's say, for ARENA, and you're coming with a proposal that doesn't seem to exactly fit, we will have those conversations. So we're going to be, you know, supporting the selected proposal along the way as much as we can.

172

00:25:06.950 --> 00:25:08.039

Banu San: Hope that helps.

173

00:25:09.340 --> 00:25:10.190

Jeffrey Scott: Okay.

174

00:25:11.040 --> 00:25:16.930

Jeffrey Scott: Next question. I think this one's specific to the arena,

175

00:25:17.140 --> 00:25:31.739

Jeffrey Scott: And I think this is just looking for clarification to make sure no one's confused. So the arena is operating today, correct, Banu, as interim housing, and so this person is asking, how the...

176

00:25:32.180 --> 00:25:38.720

Jeffrey Scott: proposal we're talking about now, or the RP we're talking about now, impacts, we hope, which is, I believe, running the arena right now.

177

00:25:39.830 --> 00:25:47.240

Banu San: I... The proposal doesn't impact anything with the current operations.

178

00:25:47.590 --> 00:25:57.690

Banu San: It's a proposal for redeveloping the site. So the selected awarded developer has to work very closely with the housing department.

179

00:25:57.860 --> 00:26:00.719

Banu San: To ensure that operations are running smoothly.

180

00:26:01.130 --> 00:26:04.560

Banu San: Until we get to the point where redevelopment can start.

181

00:26:04.680 --> 00:26:07.339

Banu San: And that means a very smooth transition.

182

00:26:07.590 --> 00:26:27.100

Banu San: from what's the current operations there, the participants that are there, to the next stage. So that's why I was talking a little bit earlier about, okay, the participants will be there. They may need to be relocated if you're going to be demoing the building, building something new, right? So this is... this is going to be a detailed plan.

183

00:26:27.170 --> 00:26:38.430

Banu San: On what... how we can ensure that the participants are not impacted, and the service providers are not impacted during all of this... the process, the redevelopment plan.

184

00:26:38.790 --> 00:26:57.139

Banu San: And that we are, you know, making a very smooth transition from interim housing to permanent housing as much and as well as we can, without disrupting too much. But eventually, if you're building something new there, those participants will need to be moved somewhere else.

185

00:26:57.230 --> 00:27:10.319

Banu San: And then if they qualify, based on the proposal, they can come back, or they'll be placed elsewhere. I mean, so this is going to be a very detailed plan that the city and the developer will need to work together on.

186

00:27:12.570 --> 00:27:13.390

Jeffrey Scott: Okay.

187

00:27:13.790 --> 00:27:23.500

Jeffrey Scott: Next question is about... you mentioned some AMI levels, area median income levels, for people to qualify to live in some of these, developments after they're built.

188

00:27:23.720 --> 00:27:33.340

Jeffrey Scott: And this person is saying, what is the VLI, very low income threshold, and how does that compare to, say, a 60% AMI?

189

00:27:40.640 --> 00:27:44.759

Banu San: I think you can look up the, the AMI levels.

190

00:27:45.380 --> 00:27:52.469

Banu San: I think BLI is... is around... 60% is low income.

191

00:27:52.750 --> 00:27:56.680

Banu San: So, VLI is less than 60%. Is that the question?

192

00:27:57.250 --> 00:27:57.850

Banu San: I'm not sure if.

193

00:27:57.850 --> 00:28:10.810

Jeffrey Scott: Yeah, what is the VLI, the very low income threshold, and then how does 60% AMI fit into that? And just while you're looking that up, I will just say to this questioner and everyone else on the call.

194

00:28:11.290 --> 00:28:19.339

Jeffrey Scott: The... the, the formula is somewhat complicated. There is not one universal number or figure,

195

00:28:19.660 --> 00:28:25.349

Jeffrey Scott: for these AMIs, it depends on, for example, how many bedrooms, you know, the size of the unit.

196

00:28:25.780 --> 00:28:29.439

Jeffrey Scott: You're... so, you know, to income qualif... to income qualify.

197

00:28:29.570 --> 00:28:46.809

Jeffrey Scott: for some of these developments, you know, you're going to need... you're going to need a different... a different income if you're applying for a studio or one-bedroom versus, say, a three-bedroom. And so, it does get to be somewhat complicated. But I don't know, Bonnie, if you're able to find the 60% AMI level and how that fits into VLI.

198

00:28:46.810 --> 00:28:53.639

Banu San: I mean, so less than 50% is VLI, but it can vary, so I'm gonna let Chelsea chime in here.

199

00:28:54.680 --> 00:29:09.360

Shelsy Bass: So, I think the question is whether or not it would be. So, the very low incomes are between 30% to 50%, and then low income is 50... is anything higher than 50% to, 80%. That's going to be low income.

200

00:29:09.360 --> 00:29:30.640

Shelsy Bass: It will depend greatly upon the number of members within the household in terms of how much those households can income qualify for, and then the rent limits themselves will vary upon which specific AMI level between that 30% to 50% within that very low-income band you select, which will generate your revenue for the property.

201

00:29:31.580 --> 00:29:32.860

Shelsy Bass: I hope that answers the question.

202

00:29:32.860 --> 00:29:37.389

Banu San: And then I guess we could say moderate income is, like, 80... over 80 to 120.

203

00:29:37.390 --> 00:29:38.000

Shelsy Bass: Correct.

204

00:29:38.000 --> 00:29:57.010

Sarah Fields: And sorry, I just, for the sake of pointing things out, if you look at the link from HCD, that I put in the chat, if you go to page 17 of that link, it's a PDF, you'll see the numbers for Santa Clara County, for income levels and household size.

205

00:29:57.190 --> 00:30:06.280

Sarah Fields: We do have quite high area minimum incomes in this region. Ami for a family of four,

206

00:30:06.850 --> 00:30:17.550

Sarah Fields: According to this, this, which I think is... this is the 2025 income limits, you see is \$195,200.

Quite high.

207

00:30:19.770 --> 00:30:21.060

Banu San: Yeah, that's helpful.

208

00:30:21.270 --> 00:30:26.849

Jeffrey Scott: All right, thanks for putting that information in there, Sarah, appreciate that. Alright.

209

00:30:26.970 --> 00:30:30.199

Jeffrey Scott: Let's see, I'll keep going through the questions.

210

00:30:35.570 --> 00:30:40.930

Jeffrey Scott: Actually I'm not sure if I...

211

00:30:43.520 --> 00:30:57.770

Jeffrey Scott: see, I just see one other question right now, and this gets back to the, the arena goals you mentioned before. The person is asking, where would this RFP, once it's fully built out, where would this RFP put us in meeting our,

212

00:30:57.770 --> 00:31:14.140

Jeffrey Scott: the 60,000 plus units that we're supposed to build by 2031, and correct me if I'm wrong, Banu, that's probably a better question for PBCE, the Planning, Building, and Code Enforcement Department, than it is for the Housing Department, because planning, oversees all development in the entire city.

213

00:31:14.340 --> 00:31:30.399

Banu San: Yeah, it is, and I could... I would say that developing 3 sites will not get us close to our 62,000 goal, that's for sure. But it'll still get us somewhere. Yeah, I mean, we're still building units, and we're trying to build as much as we can, as fast as we can.

214

00:31:30.440 --> 00:31:33.329

Banu San: But, these are tough goals to hit.

215

00:31:33.360 --> 00:31:46.389

Banu San: And it's going to... it takes a lot of time and work and effort to put up a new affordable housing, you know, building in San Jose. So we're trying to find opportunities where we can build housing.

216

00:31:46.390 --> 00:32:00.159

Banu San: in a low-cost, efficient, fast way, and we're looking for many innovative solutions to do that. This is just one of them. We have land that's been sitting around with no development on it, and we need to utilize those lands to see if we can build housing on it.

217

00:32:00.160 --> 00:32:07.260

Banu San: And if you look at the number of, like, units expected for these three sites, of course, it doesn't get us close to, you know.

218

00:32:07.430 --> 00:32:18.059

Banu San: 20, 30,000 units, it doesn't get as close to the Vienna goal, but it's still a step towards, building more housing, for the residents of San Jose.

219

00:32:20.640 --> 00:32:30.009

Jeffrey Scott: Well said, Banu. Thanks for adding that. So right now, I am not seeing any additional questions, and just for everyone here,

220

00:32:30.320 --> 00:32:47.940

Jeffrey Scott: when we get the transcript and the video of this meeting, and the presentation as well, up on our website. Again, that'll be early next week. We'll send out... we'll send out an email to everyone who registered for this, so you can view that yourselves, or you can share it with anyone else who was unable to join us today.

221

00:32:47.940 --> 00:32:51.630

Jeffrey Scott: And we'll look forward to seeing everyone next month.

222

00:32:51.630 --> 00:33:05.589

Jeffrey Scott: Stay tuned for the topic for next month's community engagement meeting. But again, thank you, Bonnie, for presenting today and answering these questions, and thank you to all who participated and dialed in to join us. They appreciate it. And so, with that...

223

00:33:05.770 --> 00:33:08.410

Jeffrey Scott: With that, we will close it up. Thank you very much.

224

00:33:08.880 --> 00:33:10.180

Banu San: Thank you, bye-bye.