



# ALQUIST REDEVELOPMENT

Graduate Student, Staff and Faculty Workforce Housing

*The biggest housing development in San José State history is a major piece of the university's larger plan to provide living options that are within reach to Spartans while also exemplifying the values of smart, sustainable and equitable land use.*

**1,000**  
minimum total units

One block from campus, in the heart of San José.

Dedicated workforce housing for SJSU-affiliated individuals and households at below-market rates.

**500+**  
apartments

**24+**  
floors

Rising to 300 feet, downtown, across from the Hammer Theatre.

## The Need

Silicon Valley cities, especially San José, are America's least-affordable places to live for teachers.\*

Median home prices (\$1.9M) and the salary required to purchase (>\$380K) are the highest in the United States.\*\*

Average market rates for 1BR (\$3,100) and 2BR (\$3,900) units are among the highest in the U.S., pushing out qualified faculty and prospective students.\*\*\*

\*Washington Post and Redfin, September 2022;

\*\*Home Sweet Home, August 2022;

\*\*\*Rent.com, August 2022



## Affordability

Workforce rental rates will be within reach to SJSU-affiliated households making within 80% to 100% of area median income. A majority of SJSU employees earn salaries in this range.

2022 area median income is \$117,950 for single-earners and \$168,500 for households of four. The average SJSU employee household income is \$137,000.

Get full details at [go.sjsu.edu/Alquist](https://go.sjsu.edu/Alquist)



# SJSU's Solution to Retention and Recruitment Challenges: Workforce Housing Near Campus

“Despite my big interest in the location and the impact that I can have in the community, **the cost of living for a family of four with a child with special needs is challenging.**”

*Declination from a candidate currently at another institution*

“While I am not a person driven by the size of my paycheck, I am a homeowner now and **I don't see that there is any way I can be a homeowner if I move to the Bay Area.** I would be taking a step backwards that I am not willing to take.”

*Declination from a candidate currently at another institution*

## Housing Unaffordability By the Numbers

**\$2,459**

Monthly housing cost - the highest in the U.S.

**\$3,104**

Average rent rate across all units - 2nd highest in the U.S.

**25%**

Amount of potential first-time homebuyers able to afford a median home; compared to 67% nationally.

**36%**

Average rent burden on the budgets of renters aged 18-64.

## Income Disparity

**-13.7%**

Decrease in the amount of Silicon Valley households earning between \$75,000 - \$100,000.

**\$71,282**

Average Tier 2 ("middle-wage") salary - for educators, administrative staff, etc.

## Housing Production

**49.8%**

Silicon Valley's progress towards building housing available to households earning 80%-120% of the area median income.

**12%**

Amount of new construction housing available at below market-rate.

**159.6%**

Over-production of market-rate units out of reach to moderate-income households - the majority of SJSU's workforce.

**1,400**

Average new housing permits issued annually per 100,000 residents.

# Project Highlights

**500** Workforce apartments

Space for SJSU and partner institution faculty and staff households.

**800** Dwelling units per acre

This project aligns with core development goals of the San José Downtown Plan by maximizing the housing potential of the site.

**1.6** Acres of prime downtown land

The existing site currently hosts 130,000 square feet of underutilized office space that will be transformed into housing.

**300** Feet tall

Well below the FAA height limit over Downtown San José, and in scale with surrounding apartment towers.

## Minimal Parking Need

Ample campus parking + bike and scooter share, reduces demand for onsite parking and opens up parking spaces for those who need parking the most.

## A More Vibrant Downtown

Downtown San José's sustainable future exemplifies walkability and proximity to amenities and jobs for residents and families who stay downtown.

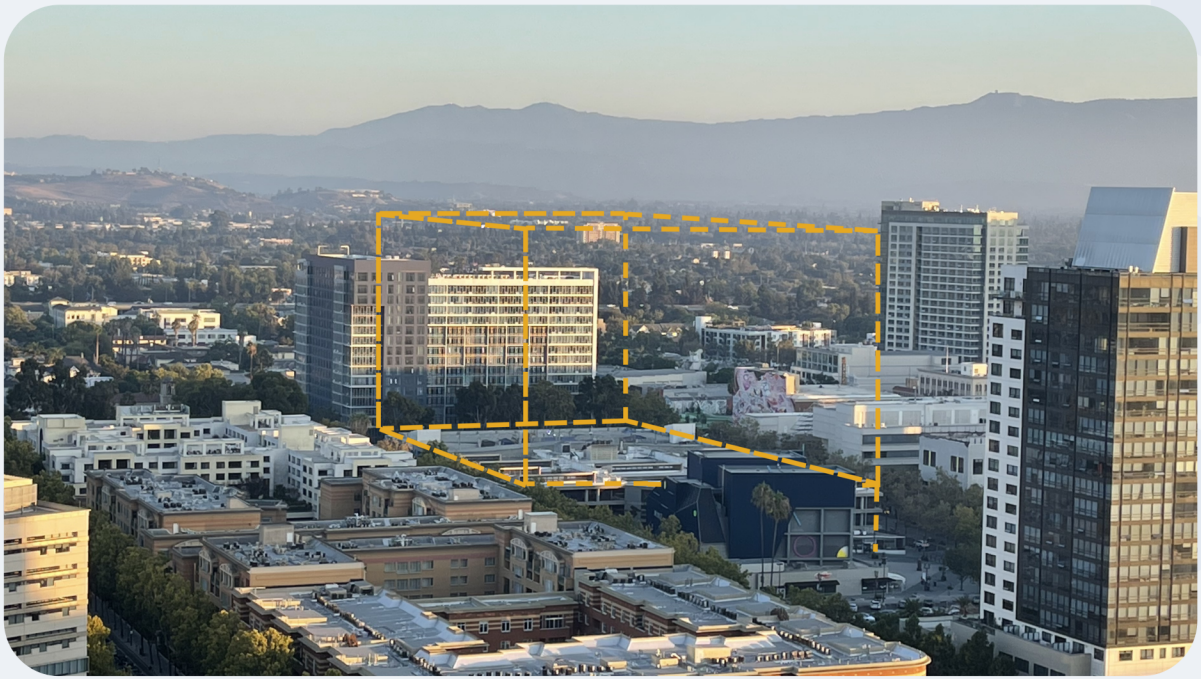
“ My [spouse] and I have been trying to plan our future in the Bay Area and **cost of living is making it exceedingly difficult to figure out how we will manage the work-life balance.**”

*Resignation from a faculty member, now at a private university*



Data sources: US Census Bureau American Community Survey; US Bureau of Labor Statistics; California Housing and Community Development Department; Joint Venture Silicon Valley Institute for Regional Studies; Santa Clara County cities planning and housing departments; UC Berkeley Terner Center for Housing Innovation; CBRE; Zillow Real Estate Research; CoreLogic; QCEW; JobsEQ.

[go.sjsu.edu/Alquist](https://go.sjsu.edu/Alquist)



## Project Benefits



Immediately adjacent to light-rail and rapid bus lines and surrounded by vibrant downtown amenities.



Large ground floor programmatic and neighborhood-serving commercial spaces.



5-minute walking distance to SJSU and 10-12 minutes from San Pedro Square eateries + social space + entertainment.



1 mile, 10-minute cycling distance or 7 minute bus ride to the regional rail hub: San José Diridon Station.



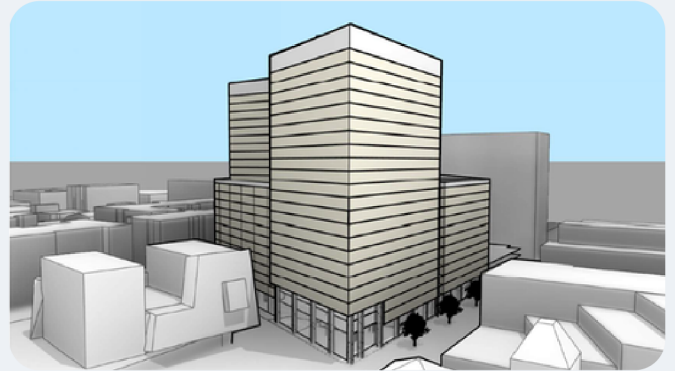
10-minute ride or drive to SJC.



Activated public social space along Paseo de San Antonio - San José's core pedestrian walkway and the heart of Downtown.



Anchors the eastern end of the Paseo to seamlessly link SJSU with Google's Downtown West project - the largest transit-oriented, live-work private development in the country.



**FAQ available at**  
[go.sjsu.edu/Alquist](https://go.sjsu.edu/Alquist)