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

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 120% 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.

Get full details and read the FAQ at go.sjsu.edu/Alquist
SJSU's Solution to Retention and Recruitment Challenges: Workforce Housing

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

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**Housing Affordability - By the Numbers**

- **$2,459**
  - Median monthly housing cost - the highest in the country.

- **$3,028**
  - Median rental rate for a multi-family apartment complex unit.

- **$3,104**
  - Average rental rate of all unit types - second highest in U.S.

- **25%**
  - Amount of potential first-time homebuyers that can afford the median home; the national average is 67%.

- **36%**
  - Average rent-burden on the budgets of renters aged 18-64.

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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.
Income Disparity

-13.7%

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

2.7x

The difference in median incomes from those with bachelors degrees or higher to those with only high school diplomas.

$71,282

Median “Tier 2” (“middle-wage”) salaries: teachers, librarians, office administrators.

Housing Production

49.8%

Silicon Valley’s progress towards building housing available to 80%-120% area median income, middle-wage households.

12%

Amount of new construction available at below market-rate.

159.6%

Over-production of market-rate units out of reach to moderate-incomes.

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

Resignation from a faculty member, now at a private university

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
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.

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.