real talk: affordable housing on publicly-owned land
driving the creation of affordable housing for a more vibrant and equitable Silicon Valley
funding
funding
land and land use
funding
land and land use
a new conversation
access to land is one of the primary barriers to creating more affordable housing
example #1

charter cities are exempt from the law
Section 54221.a

Local agencies including counties, both charter and general law cities, and special districts, such as school districts and transit agencies, are subject to the SLA.
example #2

joint development, economic development, (insert rational here) are all city priorities and thus exempt
“Surplus land” is land that is no longer necessary for the agency’s proprietary use.
what constitutes proprietary use?
All other activities that require selling or leasing public land is subject to the SLA.
example #3
okay, we’ll voluntarily follow portions of the law ....
example #4

we’re not subject but we’ll comply anyway....
example #4

we’re not subject but we’ll comply anyway....

huzzah?
why do we even care???
land costs in Silicon Valley can exceed $10 million an acre
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and still competition is stiff!
Joint Development Portfolio

- Alum Rock Transit Center
- Almaden Station
- Blossom Hill Station
- Branham Station
- Capitol Station
- Cottle Light Rail Station
- Curtner Station
- Evelyn Station
- Hostetter Station
- I-880/Milpitas Station
- Ohlone/Chypoweth Station
- Santa Teresa Station
- Snell Station
- Winchester Station
- Gilroy Transit Center
- Morgan Hill Caltrain Station
- Santa Clara Transit Center
- San Martin Caltrain Station
- Tamien Light Rail/Caltrain Station
- Cerone Division
- Mitchell Block
- San Jose Diridon Arena Lot
median rent
$3,024 ($2,847)

Source: Rent Jungle, February 2016
median home price

$1,065,000

($942,500)

Source: California Association of Realtors, March 2016
79 % of ELI households spend more than half of annual wages towards housing costs

Source: California Housing Partnership Corporation, 2015
41% of LI households spend more than half of annual wages towards housing costs.

Source: California Housing Partnership Corporation, 2015
access to land is one of the primary barriers to creating more affordable housing
as an advocate, what can you do?
inform civic leaders and public agency staff about their SLA responsibilities
monitor sale or lease of parking lots and other publicly-owned land
join growing coalition of organizations working on compliance
THANK YOU

pilar@siliconvalleyathome.org
@SVatHome
@Pilo_UrbnPlnr