

2/5/19  
Joint Dinner  
19-1344

## Library Services and the Housing Crisis

### Housing and City Infrastructure

- Santa Clara needs more housing
- More housing means more residents
- Infrastructure needs to keep up with added housing and residents
  - Streets (traffic) and sewers
  - Schools
  - Utilities
  - Public Safety (fire and police)
  - Parks and Recreation
  - Senior Facilities
  - **Libraries**
- We want to maintain high level of library service
- How can we quantify future library needs?

**POST MEETING MATERIAL**

## Expected Population Increase: 50 Years of Historic Population Growth

- Estimated 2018 population: 127,134
- City planning page shows various project in the pipeline
  - Under construction, approved, in planning
- 19,880 additional dwelling units
  - Doesn't account for numerous specific plans
- 53,880 new residents, a 43% increase in population
  - Using 2.73 residents per dwelling unit (from East Tasman Specific Plan)
- Close to increase in population from mid-1960s to 2017
  - 50 years of population growth!!

## Current Library Service

| Existing Conditions | Sq Ft | Items  |
|---------------------|-------|--------|
| Central Library     | 80000 | 341148 |
| Northside Library   | 15000 | 70252  |
| Mission Library     | 7700  | 12821  |

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## Projected Library Deficit Equivalent to Three Northside Libraries!

- Current “Quality of Service” measures for library services
  - (from Tasman East EIR)
  - 0.85 square feet per resident
  - 3.69 items per resident
- Scaled to 53,880 new residents:
  - 45,800 square feet of library space
  - 198,800 items
- 45,800 square in terms of existing libraries
  - ~ 3 Northside Libraries
  - > 0.5 Central Libraries

## Capital Expense to Meet Space Needs

- \$45.8 Million: Capital spending needed to maintain quality of service
  - Current building cost estimate: \$1000 / sq ft
  - 45,800 sq ft scales to \$45.8 Million
- *+\$4.4 Million per year: Increased operating income needed*
  - Average operating income per capita: \$82.47
  - 53,880 new residents works out to \$4.4 Million in additional annual operating income
  - Increase from \$10.4 Million annually (2018) to \$14.8 Million
- Time frame of 10 Years?

| Project Name                                   | Units | Status                    | Occupancy |
|--|-------|---------------------------|-----------|
| Santa Clara Square                             | 2200  | Under Construction        | 2019-2020 |
| Santana Terrace                                | 92    | Under Construction        | 2019      |
| Lawrence Station Project - Corvin Supportive   | 144   | Approved                  | ?         |
| Lawrence Station Project - Kifer Road (Summer) | 988   | Under Construction        | 2019      |
| Lawrence Station Project - Kifer Road (Toll B) | 45    | Under Construction        | 2020      |
| 1055 Helen Ave.                                | 4     | Completed                 | 2018      |
| 1444 Madison Street                            | 4     | Pending Review            |           |
| 1525 Alviso St.                                | 40    | Under Construction        | 2019      |
| 1890 El Camino                                 | 58    | Under Construction        | 2019      |
| 2232 El Camino Real                            | 151   | Approved                  | TBD       |
| 3023 Homestead                                 | 4     | Under Construction        | 2019      |
| 575 Benton                                     | 355   | Approved                  | ?         |
| 917 Warburton                                  | 6     | Under Construction        | 2019      |
| 967 Warbuton                                   | 4     | Under Construction        | 2019      |
| Agrihood                                       | 361   | Approved                  | ?         |
| Camino Main Place                              | 12    | Under Construction        | 2019      |
| Catalina 1                                     | 54    | Under Construction        | 2019      |
| Catalina 2                                     | 39    | Pending Review            |           |
| City Place                                     | 1680  | Approved                  | ?         |
| Downtown Gateway                               | 44    | Under Construction        | 2019      |
| Gateway Crossings                              | 1600  | Pending Review            | ?         |
| Gateway Village                                | 476   | Under Construction        | 2018-2019 |
| Kylli (Housing Units)                          | 6000  | Pending Review            | ?         |
| Laguna Clara (estimate)                        | 585   | Pending Review            | ?         |
| Madison Place?                                 | 28    | Under Construction        | 2018      |
| Mission Park (Hotel)                           |       |                           |           |
| Mariani's                                      | 282   | Pending Review            | ?         |
| Moonlite Lanes Townhome Project (Promet)       | 58    | Approved                  | 2019-2020 |
| 3402 El Camino                                 | 66    | Approved                  | ?         |
| Tasman East - Calle De Luna (Holland)          | 600   | Pending Review            | ?         |
| Tasman East - Calle De Luna (Related)          | 575   | Pending Review            | ?         |
| Tasman East - Calle Del Mundo (Ensemble)       | 148   | Pending Review            | ?         |
| Tasman East - Calle Del Mundo (St. Anton)      | 195   | Pending Review            | ?         |
| Tasman East - Calle Del Mundo (Summerhill)     | 347   | Pending Review            | ?         |
| Tasman East - Calle Del Sol (Ensemble 1)       | 311   | Pending Review            | ?         |
| Tasman East - Calle Del Sol (Ensemble 2)       | 193   | Pending Review            | ?         |
| Tasman East - Tasman Drive (Related)           | 950   | Pending Review            | ?         |
| Tasman East Remainder (Total 4500)             | 1181  | Specific Plan             | ?         |
|  |       |                           |           |
| <b>Total Additional Housing Units</b>          | 19880 |                           |           |
| <b>Residents per Housing Unit</b>              | 2.73  | East Tasman Specific Plan |           |
| <b>Total Additional People</b>                 | 53879 |                           |           |
| <b>% Increase in Population</b>                | 43%   |                           |           |

Project information from <http://santaclaraca.gov/government/departments/community-development/planning-division/development-projects-list> (3 February 2019)