

# HOUSING AT ST. JUDE'S: A SHORT UPDATE

## WHAT'S THE PROJECT AND THE HOUSING TEAM?

The St. Jude's Housing Team was formed in response to a diocesan effort in 2020 and a 2021 Parish Survey which showed Affordable Housing was one of the top priorities for the parish. In 2023, another survey showed almost all parishioners wanted to consider clergy housing and most wanted to consider affordable housing on our campus.

**The Housing Team is approaching this project prayerfully and diligently; our process steps are Discernment, Feasibility, Design, and then if the parish agrees, Build. We are starting the Feasibility step now (March 2025) to determine what is possible and increasing our parish outreach, too.**

Below are some of the common questions being asked and some short responses. We'll be going into more details in the coming months.



## QUESTIONS & MORE INFO

Contact the team:  
[housing@saintjudes.org](mailto:housing@saintjudes.org)

Jen Shearin, Judy Foot, Sara Razavi, Jeffrey Pugh, Ray Ojo, and JR Fruen.

## COMMON QUESTIONS

### WHAT IS AFFORDABLE HOUSING?

Affordable housing are homes for eligible households whose needs are not being met by our local housing market. The housing can be geared toward a wide range of income levels--from extremely low income (< \$38,700 for one person) to low income (< \$103,000 for one person) to moderate income (< \$154,800 for one person).

Based on parish surveys, teachers--and others at similar income levels such as firefighters, and health care workers--would likely be our

target demographic for any affordable housing we build.

**The average gross monthly Cupertino High School teacher's salary is around \$12,000--the same amount as the average for a house payment if you buy in the West Valley.**

The average selling price for a bare lot in the South Bay is \$1-1.3 million, and the average home price \$1.4 million. **A \$1M mortgage and taxes runs to \$8700 per month.**



### HOW CAN WE FIT HOUSING ON OUR CAMPUS?

We hired an architect to prepare some concept drawings, and we have space for a two-story structure, a separate Rectory, and all our current spaces.

### DO THE CURRENT CONCEPTS AFFECT THE SANCTUARY AND OTHER KEY AREAS?

No. Because of the feedback from Parish surveys, the Sanctuary, Parish Hall, Labyrinth, Central Courtyard, and Memorial Garden are untouched in all concepts. An orchard space, playground space, and more are also part of all plans.

### WHAT ABOUT CLASSROOM AND TENANT SPACE? WHAT ABOUT TENANT INCOME?

Our 50-year-old classroom buildings would be replaced with new classroom and tenant space.

During construction we will likely support tenants in a combination of portable classrooms and continued use of the Parish Hall. Their input is part of the process.

### HOW WOULD WE PAY FOR AFFORDABLE HOUSING AND A RECTORY?

The Affordable Housing will be built at no cost to St. Jude's. We will pay for the Rectory by tapping the almost \$400,000 in the Rectory Restricted Fund, a possible capital campaign, and other sources.