

Workforce Housing

April 29, 2024



PASADENA
Unified School District



Purpose

- Recruitment & Retention of Staff
 - Enrollment
- Utilization of Closed Schools
- Revenue Generation to Support Maintenance and Repair of School Facilities

Background

12/16/2021 - Board [Presentation](#) on Recommendation from the Facilities Task Force

12/15/2022 - Board Approved [85-B](#), Contract with Education Housing Partners for Feasibility Study

6/8/2023 - Board Presentation and Discussion, Workforce Housing Feasibility

2/29/2024 - Board [Presentation](#) on Staff Housing Options and Financing Review

3/28/2024 - Board Approved [BR- 1729-F](#), Initiation of staff housing project

4/25/2024 - Board Approved BR- 1739-F, agreement between Education Housing Partners for Phase I of staff housing project.

Illustrative Concept Plan

Sample Characteristics

- 2-3 stories
- ~120-150 Units
- Average Unit Size: ~800 sq. ft.
- Parking Ratio: ~1.6 spaces/unit
- Amenities
 - Landscaped Commons
 - Clubhouse
 - BBQ Area
 - Children's Play Area
 - Dog Run



Entitlement Process: Three Options

1. **Full City Entitlement Process — Longest with No Streamlining**
 - a. Requires General Plan amendment and rezoning
 - b. ~24 months for approvals + California Environmental Quality Act (CEQA) review
2. **AB 2295 Project* — Expedited with Partial Streamlining**
 - a. No General Plan amendment or rezoning required
 - b. ~12 to 15 months for approvals + CEQA review
3. **SB 35 + AB 2295 Project* — Most Streamlined**
 - a. No General Plan amendment or rezoning required
 - b. CEQA exempt
 - c. ~6 months for approvals

* Eligibility subject to qualifying criteria

Next Steps

- District will work with Education Housing Partners on Preliminary Due Diligence
- Board to Review and Approve Application to the City