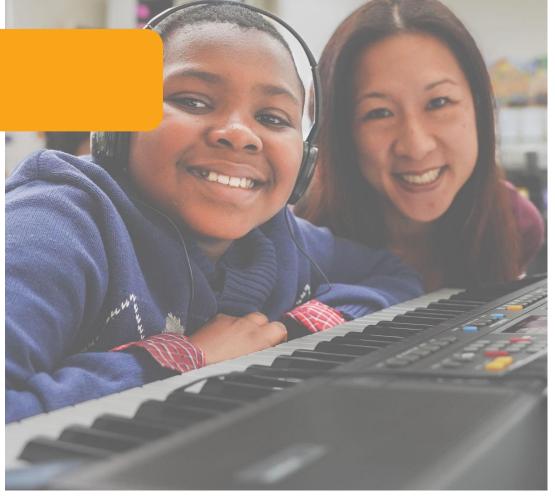
# **Workforce Housing**

April 29, 2024





## **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 <u>Presentation</u> on Recommendation from the Facilities Task Force

**12/15/2022 -** Board Approved <u>85-B</u>, Contract with Education Housing Partners for Feasibility Study

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

**2/29/2024 -** Board <u>Presentation</u> on Staff Housing Options and Financing Review

3/28/2024 - Board Approved BR- 1729-F, Initiation of staff housing projectl

**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
  - o BBQ Area
  - Children's Play Area
  - Dog Run



## **Entitlement Process: Three Options**

### 1. Full City Entitlement Process — Longest with No Streamlining

- 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

### Next Steps

 District will work with Education Housing Partners on Preliminary Due Diligence

Board to Review and Approve Application to the City



