

# Pasadena USD Update on Faculty & Staff Workforce Housing Project at Former Roosevelt Site

Pasadena USD/City of Pasadena  
Joint Meeting

May 12, 2025



**PASADENA**  
Unified School District



# Agenda

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1. Workforce Housing Project Purpose
2. Public Process for Project Review & Recent Progress
3. Project Summary & Design
4. Next Steps

# Project Purpose

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- Create high-quality, affordable housing for PUSD teachers and staff
- More urgent need following Eaton fire – over 120 PUSD employees lost their homes
- Improve PUSD staff recruitment and retention
- Provide housing for families, supporting enrollment
- Revenue from Project to support maintenance and repair of school facilities



# Workforce Housing Public Process/ Opportunities for Public Input

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- **12/16/2021 Board Meeting** – [Board Presentation](#) on Recommendation from the Facilities Task Force to develop Workforce Housing at the Roosevelt site
- **6/8/2023 Board Meeting** – [Board Presentation and Discussion](#), Workforce Housing Feasibility
- **2/29/2024 Board Meeting** – [Board Presentation](#) on Financing Options
- **3/28/2024 Board Meeting** – Board Approved [BR- 1729-F](#), Initiation of Workforce Housing
- **4/29/2024 Joint City Meeting** – [Workforce Housing Presentation](#)
- **5/9/2024 Board Meeting** – [Board Presentation – Review Entitlement process Options and Next Steps](#) at [Board of Education Special Meeting](#)
- **5/15/2024 to Present** – PUSD Superintendent's Advisory Group Meetings on Workforce Housing
- **8/29/2024 Board Meeting** – [Board Presentation](#), Advisory Group recommendations on unit mix, design concept, and entitlement pathway

# Workforce Housing Entitlement Process

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- Project makes use of multiple housing streamlining assembly and senate bills in order to deliver units faster and at less cost to PUSD
  - AB 2295: Enables PUSD to develop housing per City standards without having to first go through a rezoning process
  - SB 35: Allows project to be exempt from CEQA subject to meeting certain criteria
- Entitlement process under AB 2295 + SB 35, which PUSD is pursuing, still involves City review/approval, as well as extensive communication and collaboration between PUSD and the City
- The proposed 110-unit Project also contributes to meeting the City's housing mandate (over 9,000 units) as required by the State



# Recent Progress

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- Convened Superintendent's Advisory Group to study unit mix and confirm entitlement pathway (SB 35)
- Meetings with City staff (including Planning, Public Works, Fire) to review preliminary plans
- Prepare entitlement application
- Meetings with neighbors to review proposed site plan and receive feedback (ongoing)

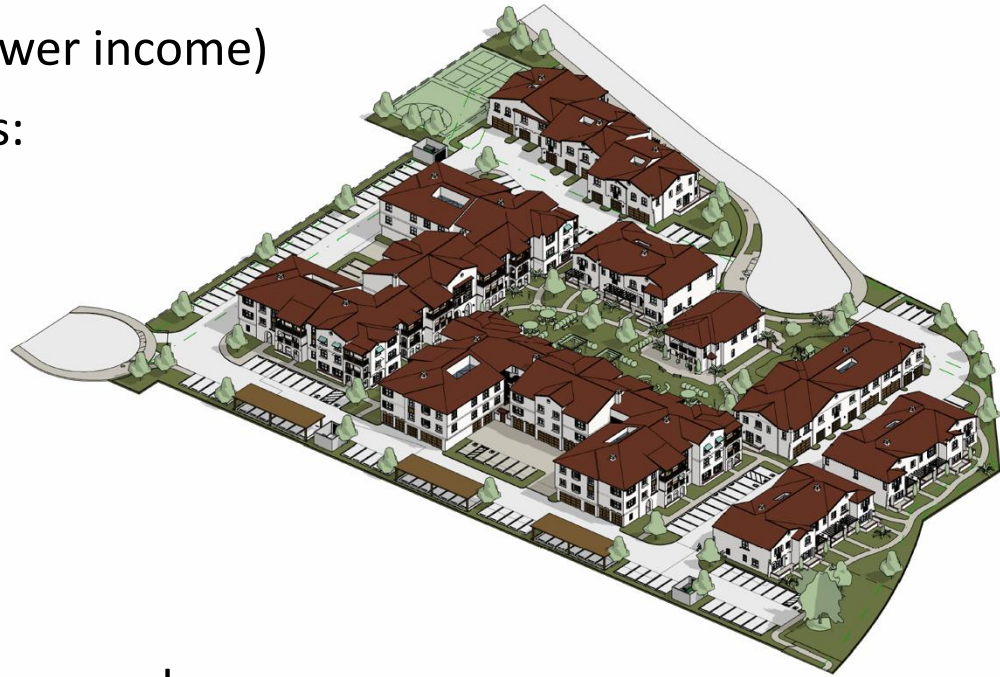


# Roosevelt Workforce Housing

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## Project Data:

- 5-acre site
- 110 rental units for PUSD employees
- 100% below-market-rate (50% lower income)
- Apartments and Townhome units:
  - 31% : One Bedrooms
  - 44% : Two Bedrooms
  - 19% : Three Bedrooms
  - 6% : Four Bedrooms
- Amenities include:
  - Community Building
  - Landscaped Commons & Playground
  - Dog Park



AERIAL VIEW

# Community Site Plan



## SUMMARY DATA

- 110 units:
  - 80 apartments
  - 30 townhomes
- 2-3 stories
- 2:1 parking ratio
  - 1 covered parking space per unit
- Solar panels planned



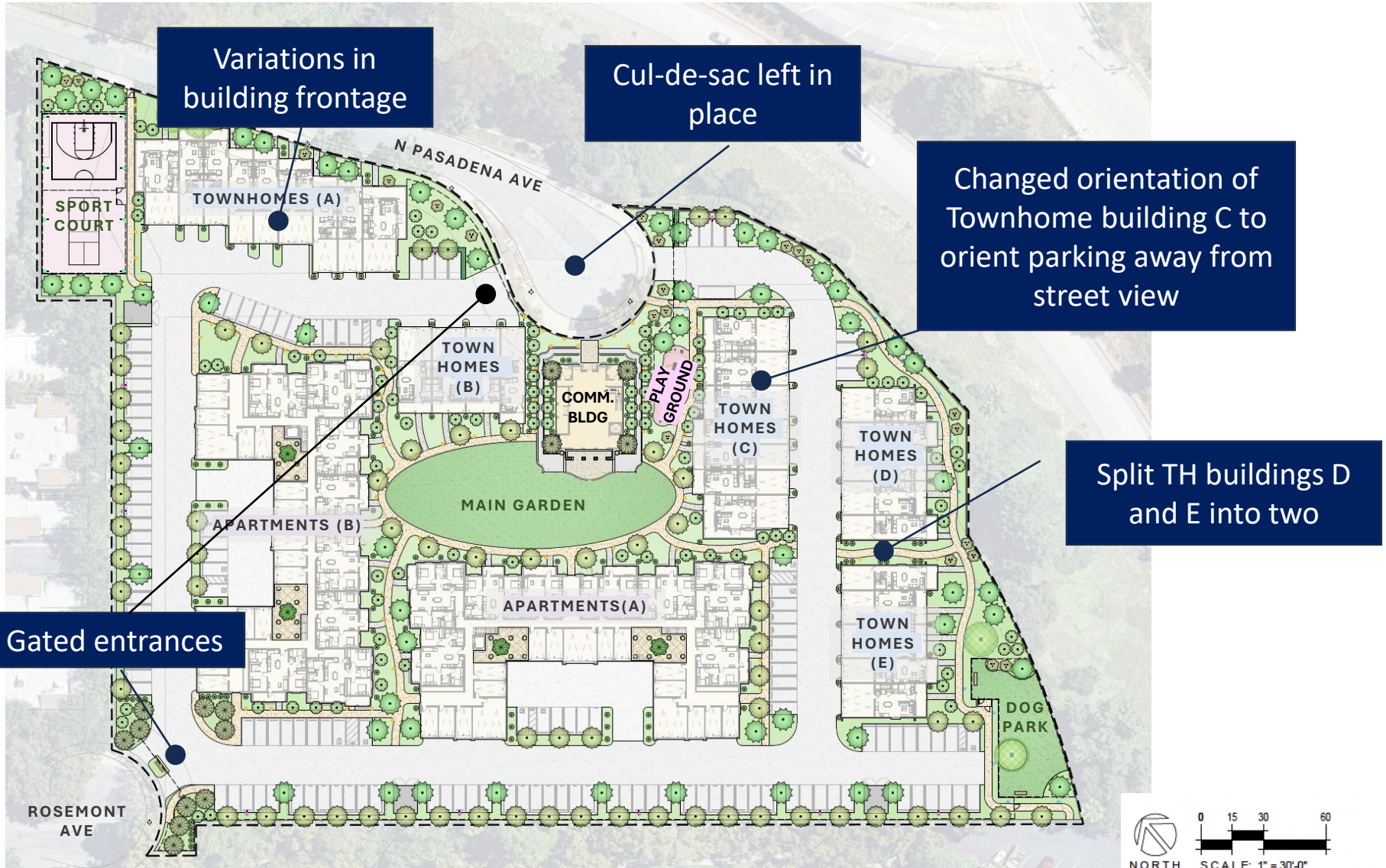
NORTH

0 15 30 60

SCALE: 1" = 30'-0"



# Key Changes From Prior Plan



# Apartment Elevations





# Townhome Elevations



**1 TH BUILDING A STREET ELEVATION**  
3/32" = 1'-0"



**2 TH BUILDING A EAST ELEVATION**  
3/32" = 1'-0"



**3 TH BUILDING A WEST ELEVATION**  
3/32" = 1'-0"



**4 TH BUILDING A REAR ELEVATION**  
3/32" = 1'-0"

# Next Steps

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1. Entitlement application is ready to submit for review following City's completion of SB 35 tribal consultation process
2. Community open house event to be scheduled including neighbors and community stakeholders

For more information and FAQs, please visit:

[pusd.us/workforcehousing](https://pusd.us/workforcehousing)