Alum Rock Union Elementary School District

ARUSD Faculty & Staff Housing Board Update

December 14, 2023

Presented by: Kolvira Chheng, Asst. Supt., Business Services



Feasibility Process

- **Phase I – Site Planning and Feasibility Budget**
  - Approved Budget = $398,000
  - Phase I Actual Cost = $235,000 ($163,000 under budget)



- Coordinate with District and City regarding entitlement and approvals process
- Zoning and General Plan analysis
- Evaluate previously completed studies provided by District
- Selection of remaining consultants and design team

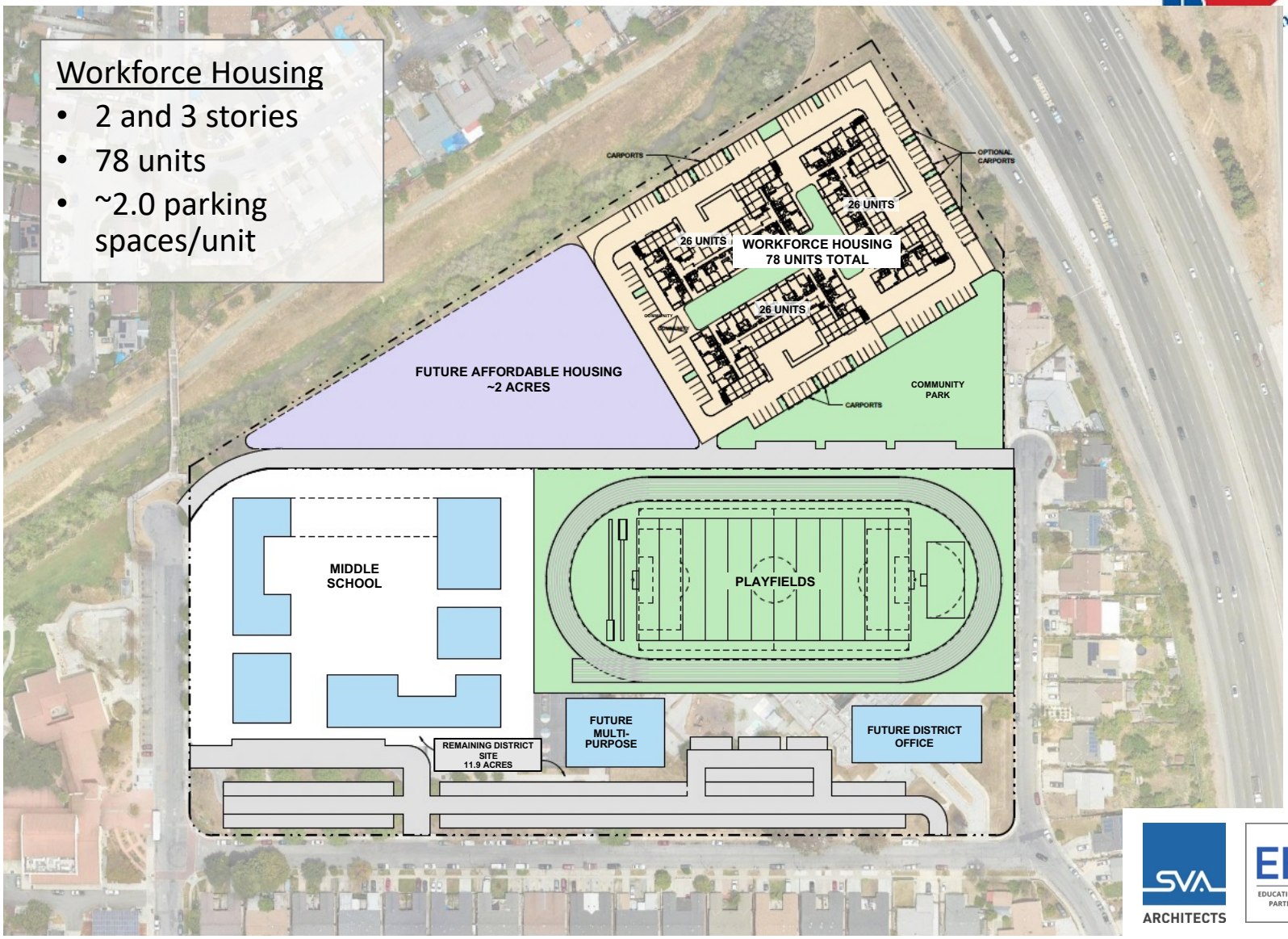
- Survey
- Geotechnical
- Civil
- Environmental
- Biological
- Traffic
- Title Report
- Market

- Site Plan
- Floor Plans
- Unit Plans
- Amenities
- Specifications
- Landscape Design

- Hard Costs
- Soft Costs
- Muni/Utility Fees
- Operating Expenses
- Reserves
- Preliminary Predevelopment & Construction Schedule
- Staging Considerations

- Project Overview
- Conceptual Design Package
- Proposed Unit Specifications
- Pro Forma Analysis
- Commissioned Technical Reports

Conceptual Master Plan –
Renaissance at Mathson Site



SVA ARCHITECTS

EHP EDUCATION HOUSING PARTNERS, INC.

Conceptual Site Plan –
Workforce Housing



LANDSCAPE IMAGERY










THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

EHP EDUCATION HOUSING PARTNERS, INC.

SVA ARCHITECTS

Proposed Rents

Unit Mix & Average Rents

Unit Type	Unit Mix	Proposed Starting Rents	Average Proposed Rent	Market Rent
1 Bedroom	31%	$1,500	$1,800	$3,000
2 Bedroom	58%	$2,100	$2,400	$3,700
3 Bedroom	11%	$2,500	$2,900	$5,300

- Proposed Rents will generate a Projected Cash Flow of **$1.6 million** annual contribution to the General Fund
- Proposed average rents meet City and State inclusionary housing requirements

Entitlement Process: Three Options

1. **Full City Entitlement Process — Longest with No Streamlining**
   - Requires General Plan amendment and rezoning
   - 12 to 18 months for entitlements + CEQA review
2. **AB 2295 Project* — Expedited with Partial Streamlining**
   - No General Plan amendment or rezoning required
   - 6 to 12 months for entitlements + CEQA review
3. **SB 35 + AB 2295 Project* — Most Streamlined**
   - No General Plan amendment or rezoning required
   - CEQA exempt
   - 3 months for entitlements

City has agreed to this approach

* Eligibility subject to qualifying criteria

City Meeting Preliminary Feedback

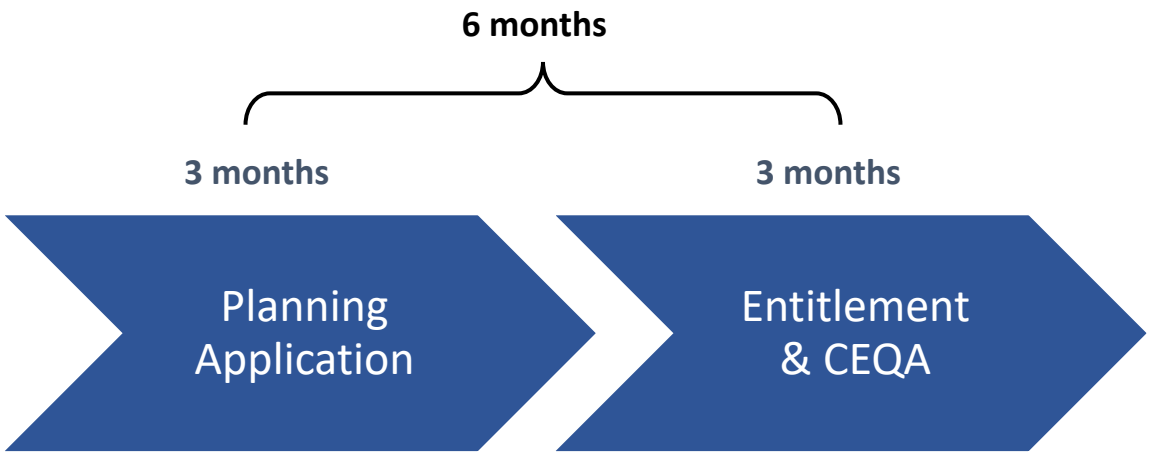
Meeting Highlights –

1. City agreed to expedited Entitlement and CEQA review with SB 35/AB 2295 process.
2. City agreed that concessions and waivers to zoning requirements are allowed for project under State Density Bonus Law.
3. City agreed that no traffic study is required and confirmed that sewer infrastructure is available to support proposed workforce housing project.
4. City is reviewing Parks fee reductions and waivers per legal opinion provided by EHP.
5. Building height limit is 35’.

Next Steps as Shared on 9/14 Board Meeting

- Submit a Preliminary Review Request to the City to review the preliminary design with City staff (Planning, Public Works, Fire) and confirm applicability of Inclusionary Housing Ordinance [COMPLETED]
- Determine the entitlement pathway and CEQA process in consultation with land use counsel and in coordination with City staff [COMPLETED]
- Respond to the various tasks outlined in the feasibility report
- Prepare the entitlement application for the preferred project

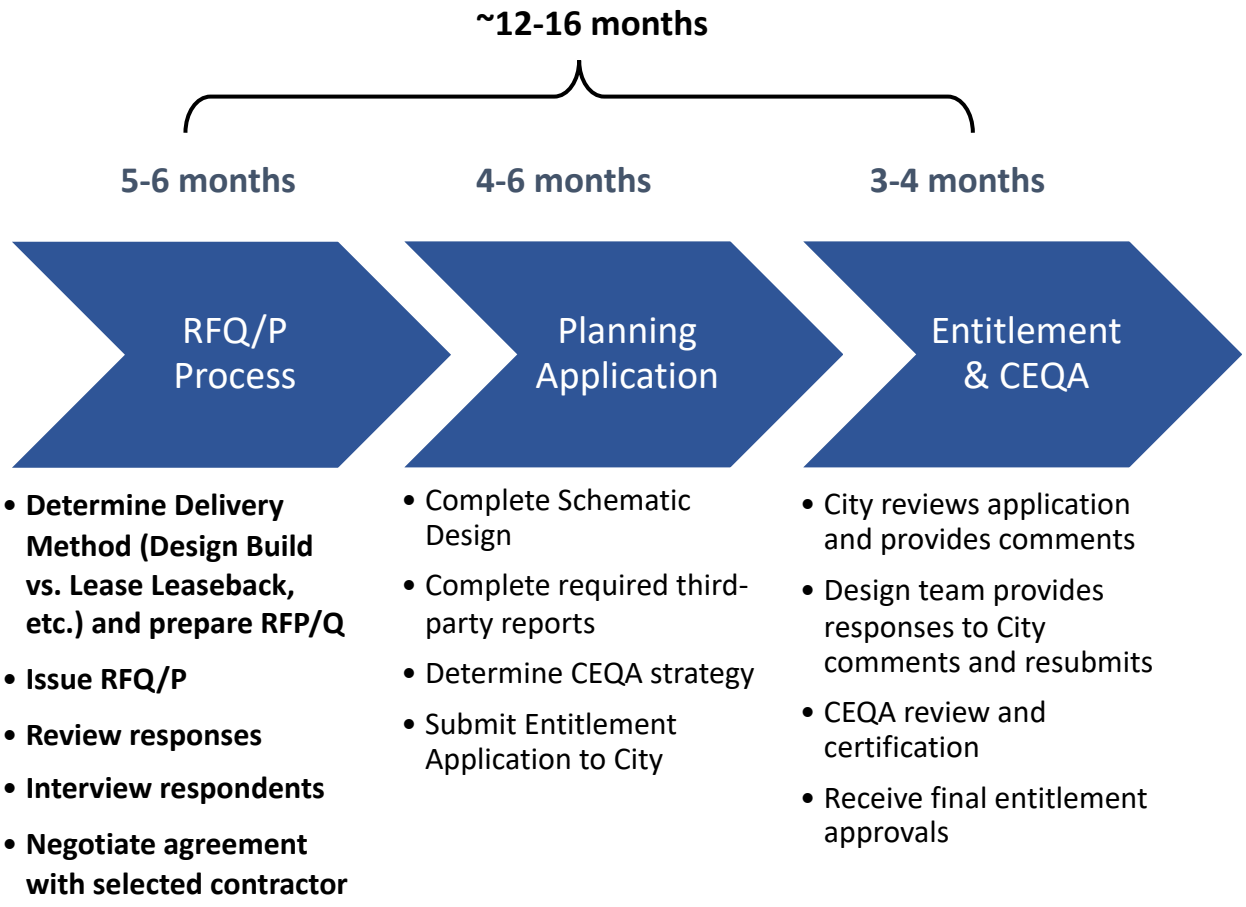
EHP Entitlement Schedule



- District provides EHP and design team formal notice to proceed
- Submit Preliminary Review Request to City Planning
- Complete Schematic Design
- Complete required third-party reports
- Determine CEQA strategy
- Submit Entitlement Application to City
- **Determine Project Delivery Method**

- City reviews application and provides comments
- Design team provides responses to City comments and resubmits
- CEQA review and certification
- Receive final entitlement approvals
- **Issue RFQ/P and Select General Contractor**

Schedule: RFQ/P for Project Delivery Method

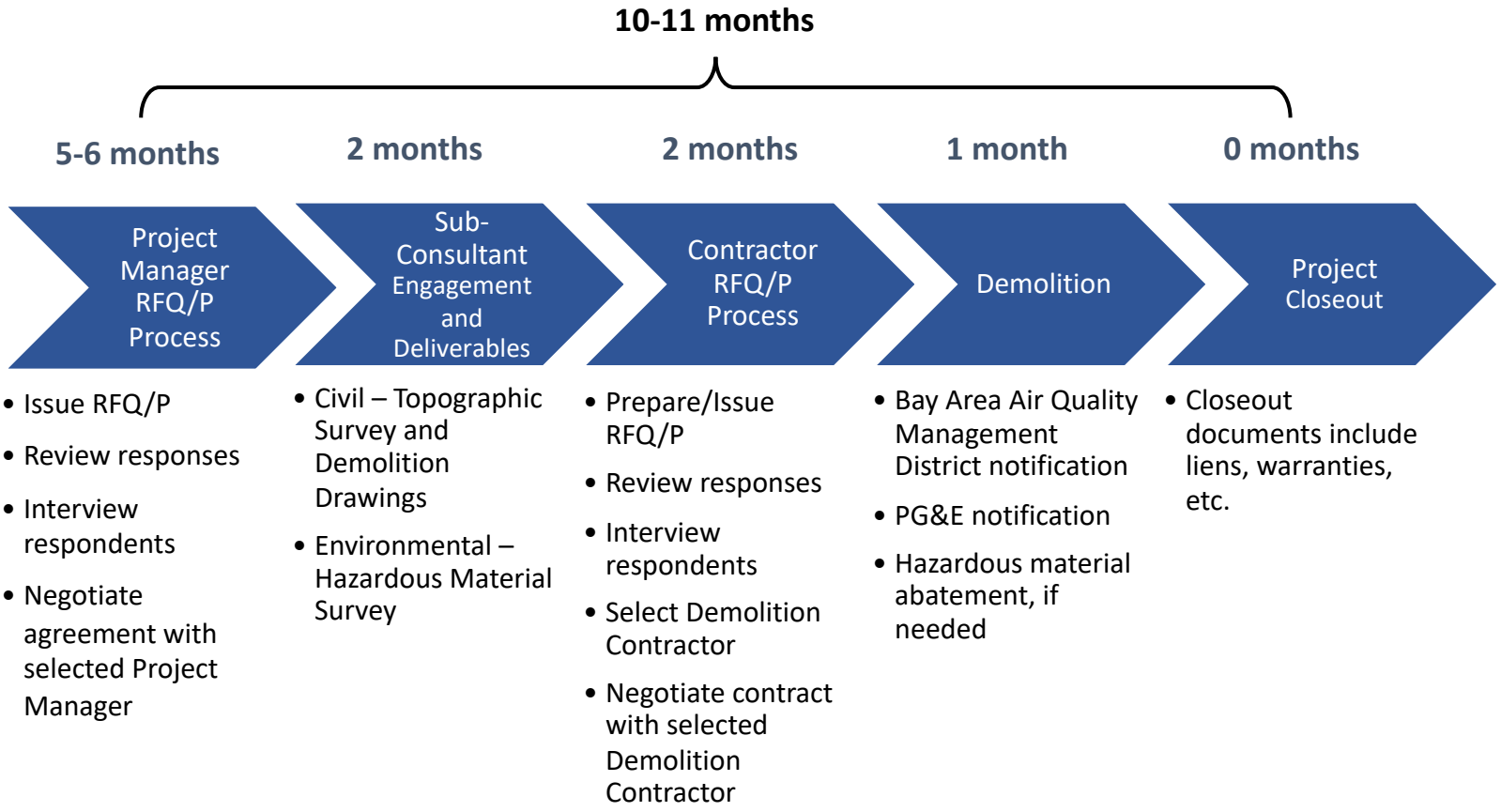


MACSA Building Demolition EHP Proposed Timeline

5 months

2 months	2 months	1 month	0 months
Sub-Consultant Engagement and Deliverables	Contractor RFP Process	Demolition	Project Closeout
• District provides EHP and design team formal notice to proceed • Civil – Topographic Survey and Demolition Drawings • Environmental – Hazardous Material Survey	• Prepare/Issue RFP • Review responses • Interview respondents • Select Demolition Contractor • Negotiate contract with selected Demolition Contractor	• Bay Area Air Quality Management District notification • PG&E notification • Hazardous material abatement, if needed	• Closeout documents include liens, warranties, etc.

MACSA Building Demolition Timeline: RFP for Project Manager



Proposed EHP Budget

- Phase II – Entitlement (SB 35/AB 2295 Process)
  - Proposed Budget = $687,000
  - Includes $150,000 EHP fee plus consultants and City fees

- Phase II-A – MACSA Building Demolition
  - Proposed Budget = $85,100
  - Includes $20,000 EHP fee plus consultants and City fees

Thank You and Questions

