

# Real Property and Capital Facilities Update SMUHSD Board Presentation January 14, 2016





# Current Status

- Centralize district office functions - *Done*
  - Utilize existing site and acquire additional warehouse property
  - Have a flexible design
  - Allow for greatest efficiency
- Identify centrally located modernized facility for Peninsula High School - *In process*
- Determine all options and best uses of the Crestmoor site, should it become vacated



## District Office: Maintenance, Technology and Student Nutrition *839 Hinckley Acquisition*

- Under contract with owner to purchase property
- Due diligence process completed and report generated
- In final negotiations with owner
- Expect to close escrow and assume ownership this month
- Facility will be upgraded with occupancy targeted for Summer 2016
- Facility will be used as “swing” site during construction of new District Office, realizing a cost savings to the District



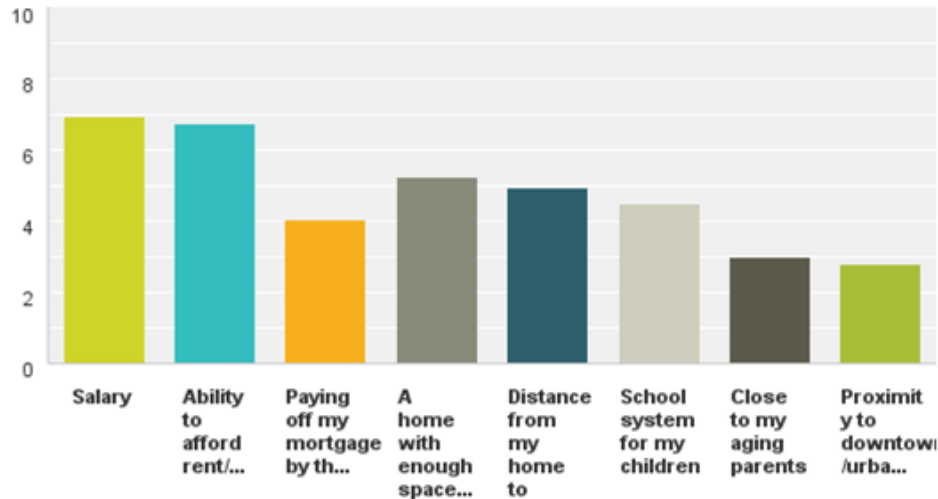
# District Office Existing Location

- RFQ for architectural services completed and Quattrochi Kwok Architects (QKA) selected
- QKA staff has programmed facility with significant input from District Office
- Efforts have been made to design building with focus on workplace flow and organizational efficiency
- Facility will be designed to economically convert to classroom use should future need arise
- Conceptual design work to be presented to the Board for approval at February 11th meeting

# Employee Housing Survey Highlights

**Q14** In the order of importance, please rank how important the following things are to you with 1 being the most important and the highest number being the least. If an item does not apply, please mark it with N/A.

Answered: 568 Skipped: 59

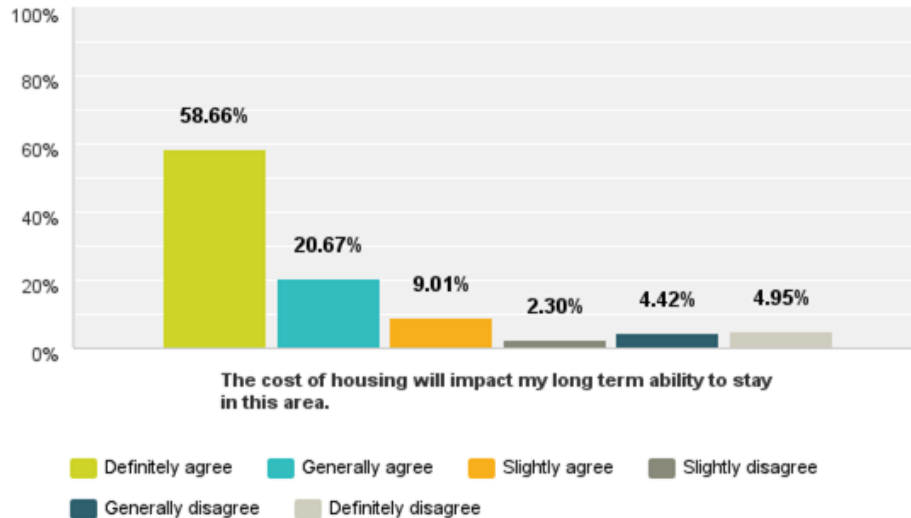


Almost 67% of respondents ranked “ability to afford housing” as being the first or second most important. It ranked second only to salary.

# Employee Housing Survey Highlights

**Q15 Please mark your level of agreement with the following statement:**

Answered: 566 Skipped: 61

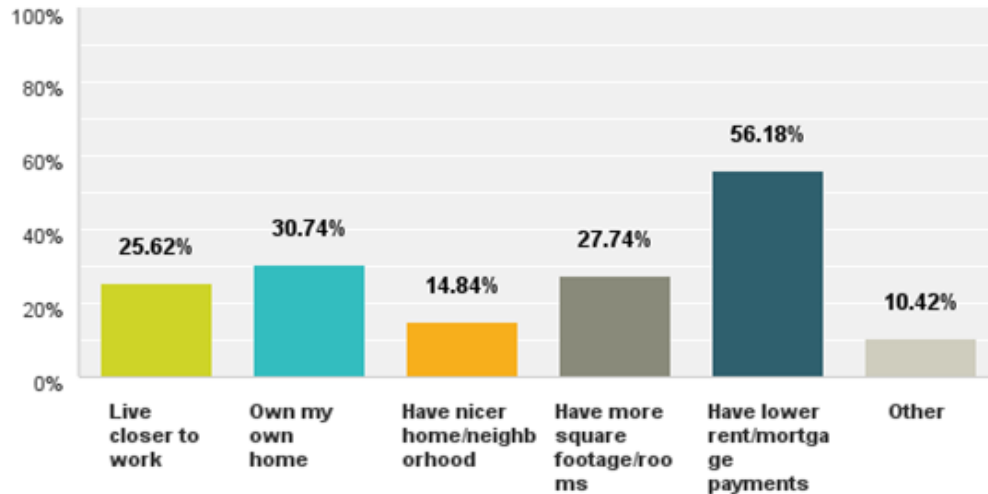


Approximately 59% of respondents indicated that the cost of housing would impact their ability to stay in our area.

# Employee Housing Survey Highlights

**Q16 What things would make your current housing arrangements more satisfactory?  
(Check up to 2 choices ONLY)**

Answered: 566 Skipped: 61



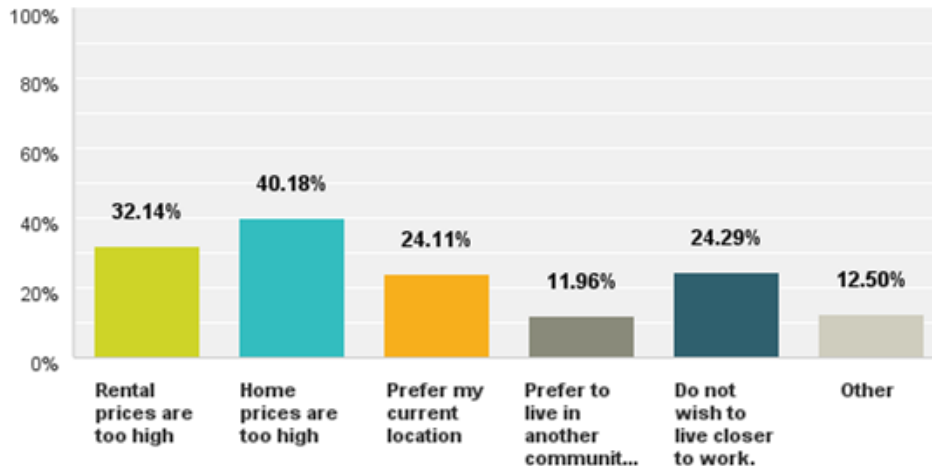
More than 56% of respondents chose lower rent/mortgage as a way to make their housing more satisfactory.

Homeownership was 2nd, followed by “have more square footage.”

# Employee Housing Survey Highlights

**Q17 If you would prefer to live closer to work, why don't you? (Mark ALL that apply.)**  
If you do not wish to live closer to work, please select, "Do not wish to live closer to work."

Answered: 560 Skipped: 67



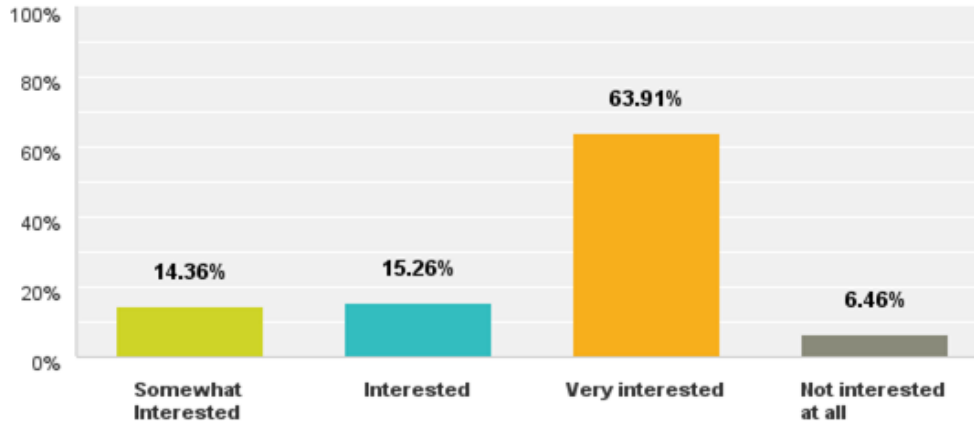
72.32% of respondents selected cost of housing as a barrier to living closer to work.



# Employee Housing Survey Highlights

**Q19** Imagine you're beginning your career in the SMUHSD today. How interested do you think you would be in renting a property through the District if you were just starting out in your career?

Answered: 557 Skipped: 70



Almost 64% of respondents shared they'd be "very interested" in housing assistance if they were starting their careers today.



# Employee Housing Survey Testimonials

*"I currently rent a studio with no kitchen. Having my own place would help me because I have diabetes and need to cook my own own meals."*

*"As one who will soon be starting a family, I may need to leave the SMUHSD. My family will never be able to afford a home here....It is a very serious issue, and may cause you to lose a significant number of very talented educators."*

*"Help us stay closer to work. Traffic and commuting from the East Bay is just plain horrible..."*

*"I love my job. I'm afraid, due to the ever-increasing rent prices in the area, I won't be able to keep it much longer. I've already downsized to a 1-bedroom apt. with my two kids..."*

*"...I'm afraid that the rising rent costs are going to drive me too far from this district, which would result either in a horrible commute or in having to find another job closer to home...."*

*"I have been teaching in CA schools for 13 yrs., and I am not even close to owning a home which has been a lifelong dream of mine. As time flies and market values increase, instead of approaching my dream, I feel like I'm getting further and further away..."*

To see all SMUHSD employee survey results and comments, visit:  
[www.smuhsd.org/employeehousing](http://www.smuhsd.org/employeehousing).

# Potential Timeline

Late Spring/Summer 2016:	Upon completion of SMCOE strategic plan, begin discussions regarding use or sale of the Rollins Road property
Summer 2016:	District Office staff begins occupancy of 839 Hinckley
June 2017 (earliest):	d.tech vacates Rollins Road facility
January 2018 (earliest):	New District Office is completed. District services presently at Crestmoor site move to Hinckley.



# Update on Future of Crestmoor Site

- Numerous meetings with the City of San Bruno, community members, SMCCD, developer, and District asset manager to develop comprehensive list of options
- Preliminary property configuration and financing choices for a employee housing project have been discussed
- Explored leasing opportunities (e.g., private school)
- Property trades were reviewed
- There have been no decisions or directions



# Questions/Challenges in Planning

- Are there better locations than the Crestmoor site that meet the District's needs for housing and Peninsula High School?
- What financing instruments are feasible to fund an employee housing project?
- What are the interests and concerns of neighbors and City of San Bruno with respect to Crestmoor site?
- What if the Rollins Road facility is not available?
- What are the “pros” and “cons” of selling or trading property?



# Next Steps

- Utilize highly qualified professional team
- Seek the Board's support for agreement with outside consultant(s) to support potential designs, ideas, and cost estimates *(to be brought to Board for approval in February)*
- Continue to explore options and uses with experts and community
- Place agenda items on Board agenda as needed