



San Mateo Union High School District *Neighborhood Meeting* Workforce Housing Project

January 31, 2017
Mills High School



Agenda



Welcome/Introductions.....	Kevin Skelly
Purpose of this Evening.....	Kevin Skelly
Teacher Profession in Crisis.....	Kevin Skelly
Why District Wants to Create Staff Housing.....	Kevin Skelly
Why Mills High?.....	Kevin Skelly
Crestmoor – Past and Present.....	Kevin Skelly
Preliminary Design Concepts.....	Rich Caldwell, HKIT
Athletic Fields and Community Spaces.....	Derek McKee, Verde
Small Group Discussion and Input.....	All
Group Reports.....	All
Questions and Answers.....	All
Next Steps.....	All



Legislative Analyst Office

Statewide Teacher Workforce Trends

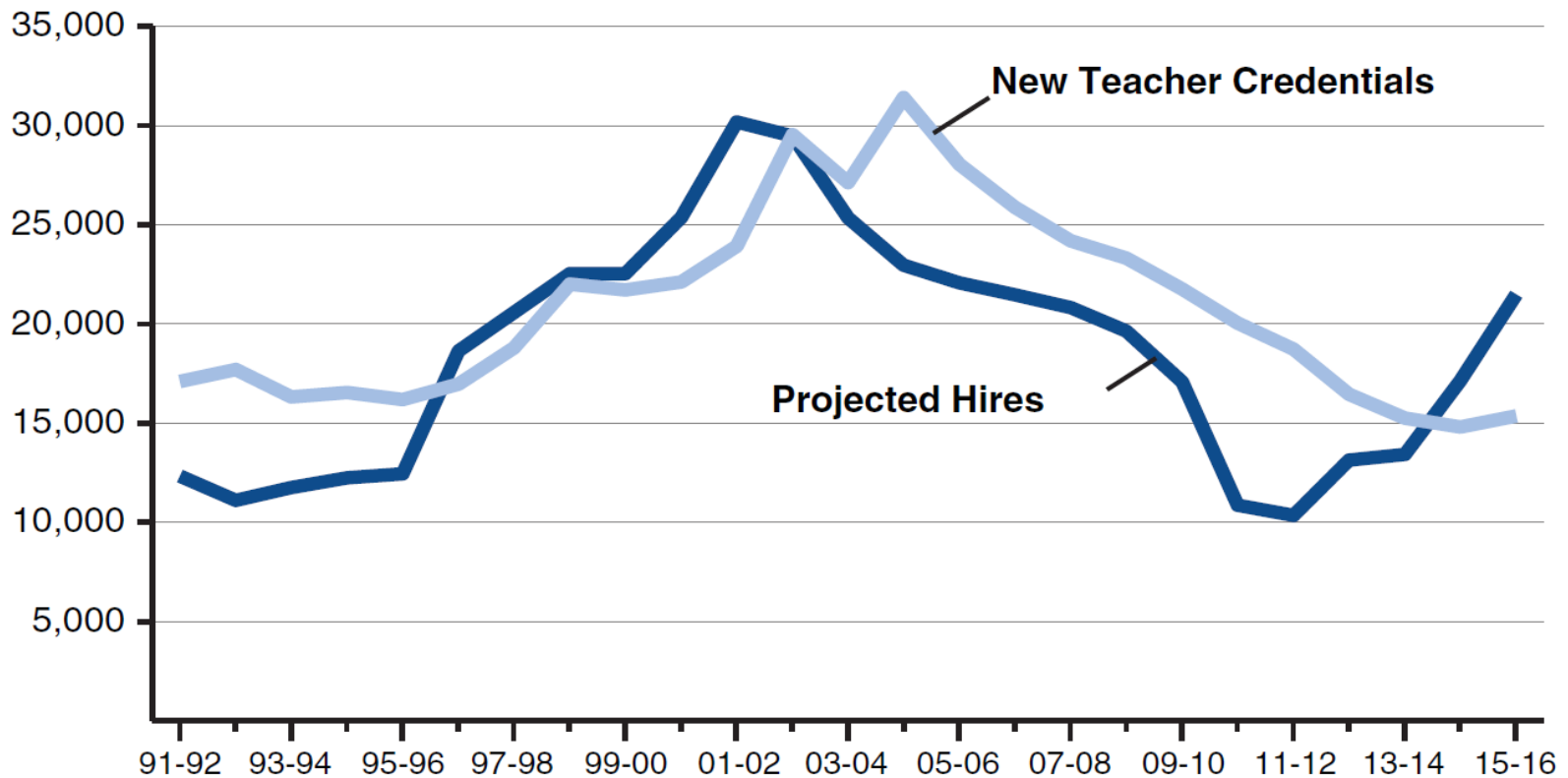
New Credentials Issued vs. New Hires

- **1990-91 – 1996-97:** New teacher credentials outpace projected hires
- **1996-97 – 2002-03:** Projected hires outpace new teacher credentials
- **2002-03 – 2013-14:** New teacher credentials outpace new projected hires
- **2013-14 – Present:** Projected hires outpace new teacher Credentials



Legislative Analyst Office

Comparing New Teacher Credentials With New Teacher Hires in California



Learning Policy Institute: A Coming Crisis in Teaching?

Rising Teacher Demand

- Student populations projected to jump nationally
- High level of teacher attrition
- Current demand for new teachers: 240,000. 2017-18: 300,000.

High levels of attrition

- 8% of workforce
- Loss of teachers before retirement age
- Only 1/3 of the teachers who leave the profession will return

Between 2009 and 2014, enrollment in teaching has dropped from 691,000 to 451,000 (35%)*

US News September 14, 2016



■ Why SMUHSD Employee Housing?

- District is in one of the most expensive housing markets in the nation
- Many employees commute in excess of an hour
- Emerging national teacher shortage
- 39% of SMUHSD staff over the age of 50 will begin to retire.
- Anticipated enrollment growth in District's southern part – not the northern Millbrae/San Bruno area
- Difficult to attract new teachers and staff to support student enrollment growth, anticipated staff retirements and vacancies
- As of 12/16, average one bedroom apartment in San Mateo rents for \$2,582 a month (\$30,984 annually)
- Entry level teacher net pay - \$52,958/Entry level custodian net pay - \$33,554
- Future staff will find working on Peninsula unattainable



Retain and Attract Highly Qualified Staff



- Housing project will enable staff to save to purchase home and live in community in which they work
- Staff can become members of community
- Minimize commute times therefore more time for school activities
- Improve staff and student quality of life



Potential Staff Housing – The Big Idea



- Proposed employee housing project is anticipated to be composed of approximately 140 units of 1,2 and 3 bedroom apartments
- Targeted rent rate would be substantially less than market rates allowing employees to save for a down payment on a home
- Only an idea at this point. Have been granted time to explore with community, but no final decision has been made.



Why Mills High?



- Looked at all sites. Reviewed with Board May 12, 2016. Mills High came out on top.
 - Welcoming community
 - Fields needed attention
 - Accessible - close to BART, Caltrain, and major highways
 - Central – walking distance to amenities
 - Will benefit all of the SMUHSD, but especially Mills High



Crestmoor – Home of Peninsula High

- The sale of Crestmoor is anticipated to finance the workforce housing project.
- Peninsula High School - currently housed at Crestmoor. Team looking for new central location.
- IT, Maintenance and Student Nutrition Departments currently at Crestmoor will be moved to 839 Hinckley Rd., Burlingame in 2018 for improved efficiency.
- Goal: Site vacant in three years.



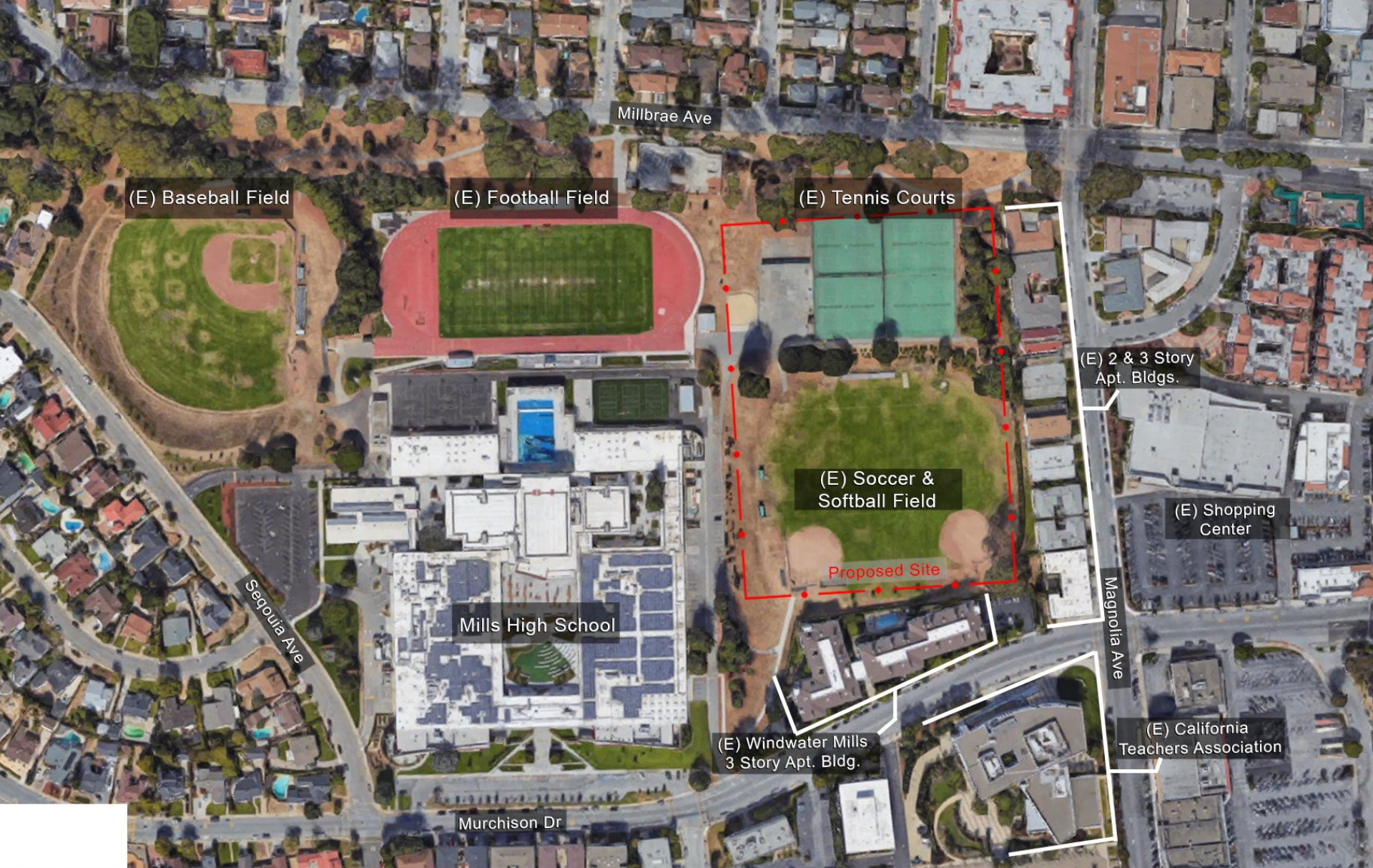
An aerial photograph of a suburban neighborhood. In the center, there is a large school building with a flat roof and a parking lot. To the right of the school is a green baseball field. A road with a median runs diagonally across the lower half of the image. The surrounding area is filled with houses, trees, and some commercial buildings. The text is overlaid on the upper left portion of the image.

BEST DESIGN PRACTICES

- DESIGNS CONTEXTUALLY CONSISTENT WITH SURROUNDING NEIGHBORHOOD
- WORK WITH THE COMMUNITY
- REINFORCE NEIGHBORHOOD
- PROVIDE QUALITY HOUSING AT APPROPRIATE DENSITY
- STRENGTHEN PROPERTY VALUES AT CRESTMOOR

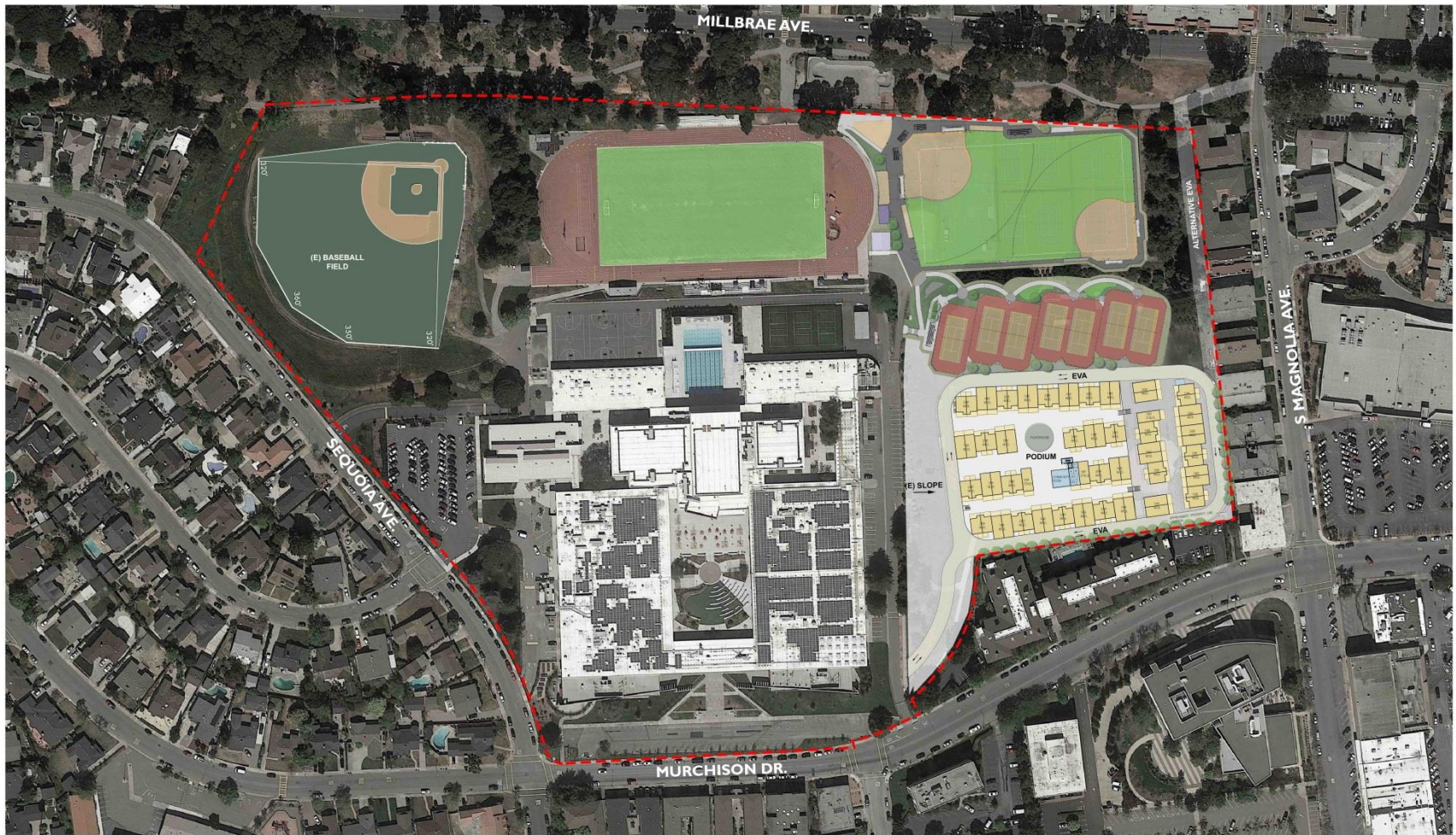
Vicinity Map





Existing Conditions

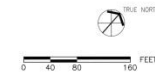




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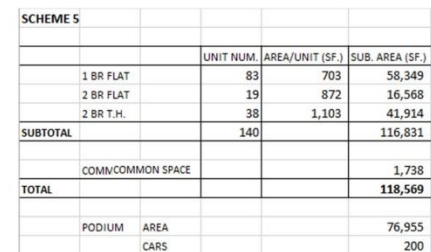


CONCEPTUAL SITE PLAN JANUARY 31, 2017



MILLS HIGH SCHOOL
SMUHS D - TEACHER & STAFF HOUSING





MILLS HIGH SCHOOL
SMUHSD - TEACHER & STAFF HOUSING





AERIAL VIEW

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CONCEPTUAL PERSPECTIVE VIEW

JANUARY 31, 2017

MILLS HIGH SCHOOL
SMUHSD - TEACHER & STAFF HOUSING





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CONCEPTUAL PERSPECTIVE VIEW

JANUARY 31, 2017

MILLS HIGH SCHOOL
SMUHSD - TEACHER & STAFF HOUSING





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CONCEPTUAL PERSPECTIVE VIEW - COURTYARD
JANUARY 31, 2017

MILLS HIGH SCHOOL
SMUHSD - TEACHER & STAFF HOUSING

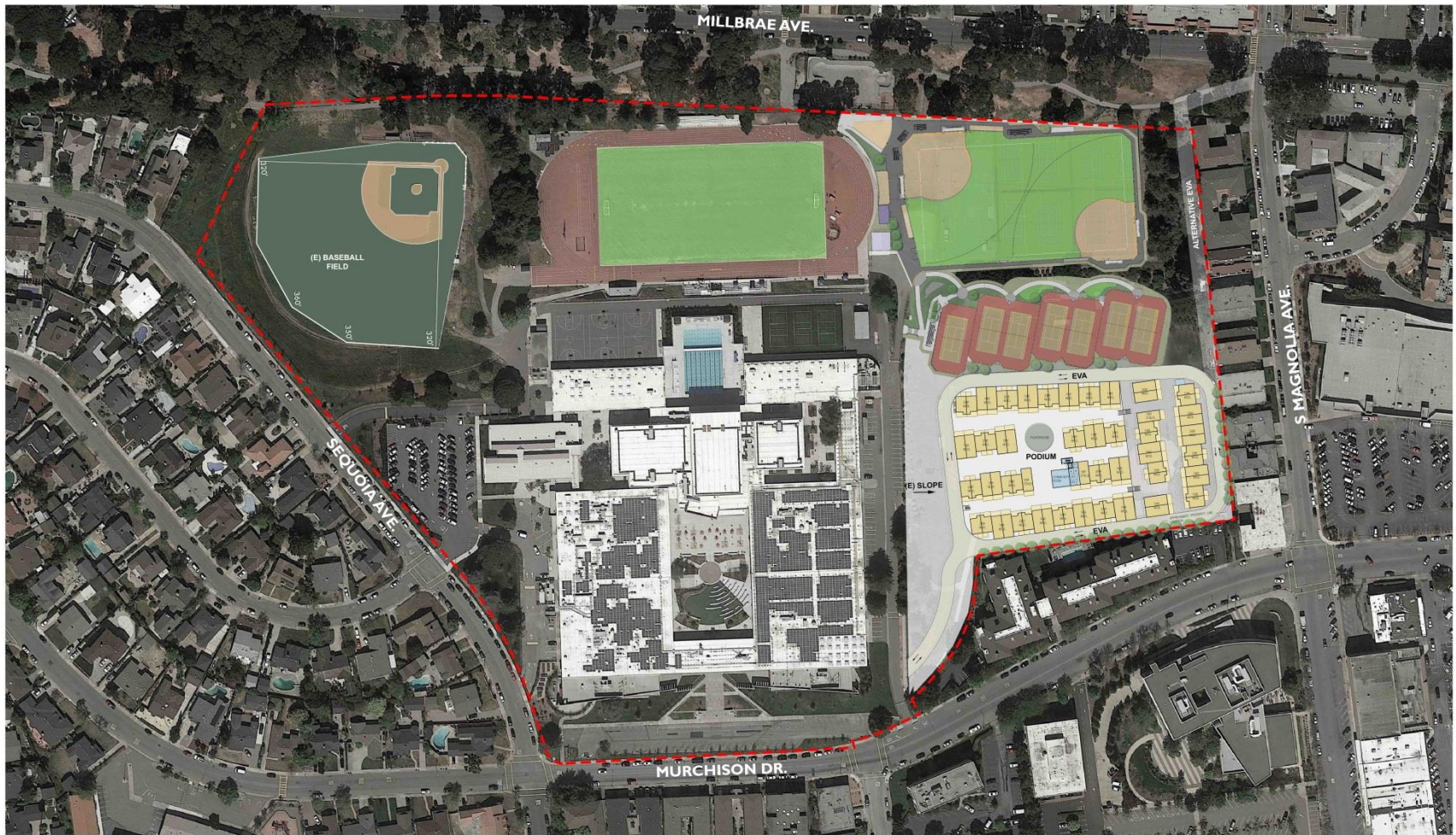




Mills High School Site Improvements

- Seven NEW tennis courts replacing all existing old courts
- All-weather stadium field
- All-weather multi-sport field (soccer, softball field)

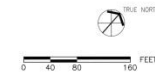




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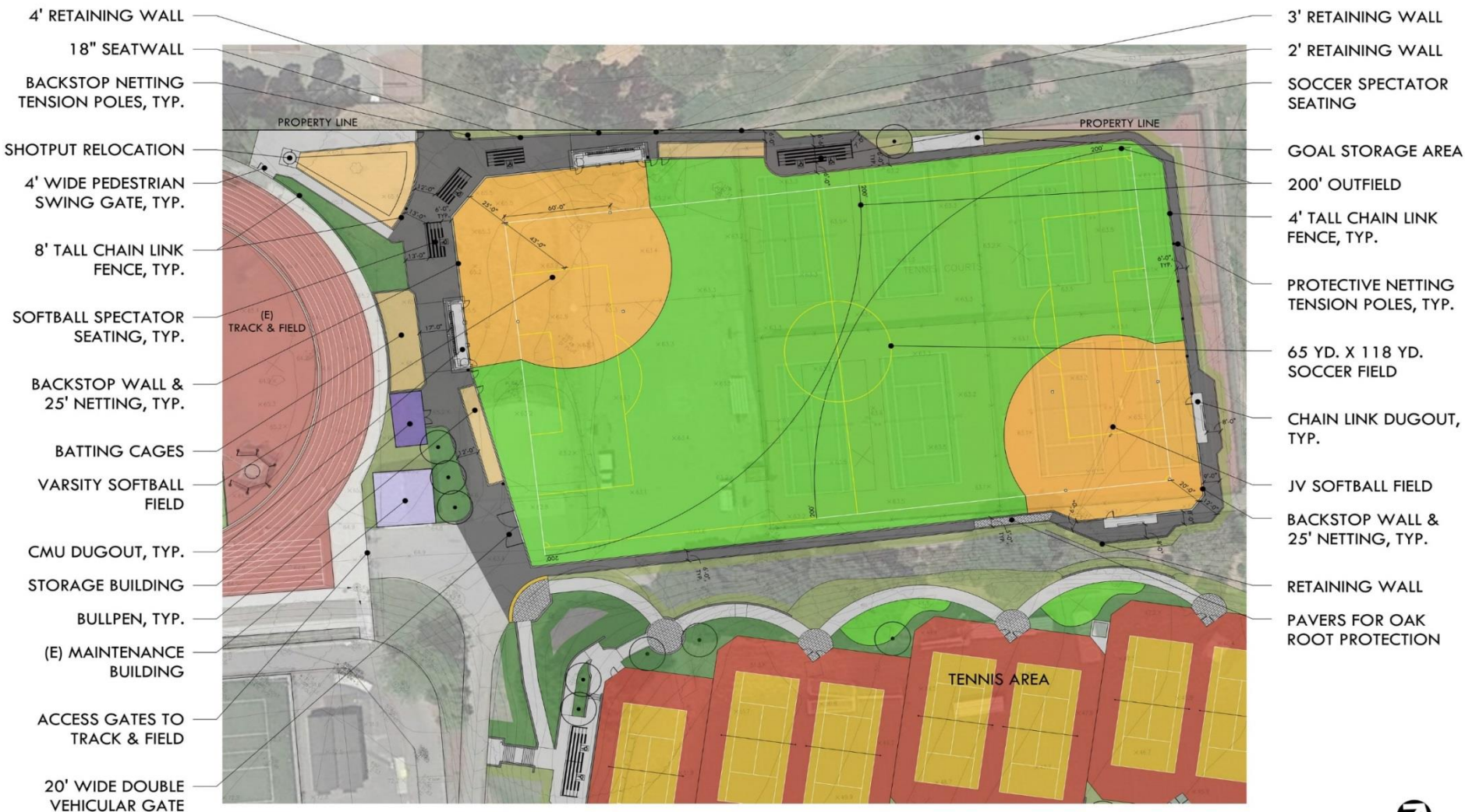


CONCEPTUAL SITE PLAN JANUARY 31, 2017



MILLS HIGH SCHOOL
SMUHS D - TEACHER & STAFF HOUSING





Soccer / Softball Field - Schematic Plan
Mills High School
San Mateo Union High School District
Millbrae, CA



HKIT ARCHITECTS



VERDE DESIGN

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RETAINING WALL
COURT PLAZA ENTRY, TYP.
COMPLEX ENTRY PLAZA
18" SEATWALL, TYP.
TENNIS COMPLEX OVER-LOOK, TYP.
RAMP WITH HANDRAILS
1' RETAINING WALL
RETAINING WALL
STAIRS WITH HANDRAILS
TENNIS COMPLEX SIGN
STAIRS WITH HANDRAILS
CENTER COURT SPECTATOR SEATING
2' RETAINING WALL
CENTER COURT
12' TALL CHAIN LINK FENCE, TYP.
STORAGE AREA, TYP.



CLASS GATHERING AREA, TYP.
2' RETAINING WALL
4' WIDE PEDESTRIAN SWING GATE, TYP.
CLASS GATHERING AREA, TYP.
COURT PLAZA ENTRY, TYP.
STORAGE AREA, TYP.
12' TALL CHAIN LINK FENCE, TYP.
36'X78' TENNIS COURTS, TYP.
GRADE BREAK, TYP.
4' WIDE PEDESTRIAN SWING GATE, TYP.
RETAINING WALL (DEPENDENT ON ROAD GRADES)



September 16, 2016



Tennis - Schematic Plan
Mills High School
San Mateo Union High School District
Millbrae, CA



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Construction Process



Priority is to build the athletic fields/community spaces prior to the construction of the workforce housing.



Neighborhood Input/Small Groups

Education

- Do you feel teacher housing would add to the educational experience of Mills High students?

Housing

- What are your thoughts on the design concept?

Athletic Fields/Community Recreational Spaces

- What are your thoughts on the athletic/recreation concepts?

General

- Any other thoughts? What else does the SMUHSD need to consider?



Questions and Answers



Next Steps

- February 23rd - Next Board meeting on this topic
- More discussion and exploration
- Continue search for new location for Peninsula High

