



## Neighborhood Charrette

San Mateo Union High School District (SMUHSD) Workforce Housing Project

Held January 31, 2017 at Mills High School

### Small Group Notes

#### Group Facilitated by Dara Youngdale, HKIT – Pink Group

- Students – probably not change
- CSM – teachers longer tenure
- Good schools = increasing housing costs-insular
- Notion of subsidizing housing – funds in housing trust – maybe clustered together and better to sprinkle throughout
- Increase traffic around school/ how much parking
- Questions
  - Timeline?
  - Does not want to live by work?!
  - Do like transit but complex night
- Housing design
  - Residents like the open fields – could we keep spur park (pocket park)
  - Housing to perimeter?
  - Basketball area?
  - Awkward for teachers to live close to students
- Fields
  - All fields are used – unfair to give up campus
  - Open community field time
  - Lights?
  - Complaints noise lights

#### Group Facilitated by Kirk Black, SMUHSD – Blue Group

- Teachers do not want to live in the area they work
- Who will manage the facility?
- Whose budget?
- Density – Parking – Traffic (flow a concern)
- Design OK





- Drive way access – only one access in and out
- Cost exceeding maintenance project cuts down student space
- You're removing an open space
- You are removing athletic space for students
- The housing is for teachers and staff
- Only 140 will benefit teachers and staff

**Group Facilitated by Kindy Mackamul, SMUHSD – Green Group**

- Cons
  - Construction during athletic season, PE
  - No demonstrated evidence that will add to student experience
  - Not centrally located to other high schools in the district
  - Added pressure for teachers to attend event
  - Density, traffic
  - Ingress-egress effect on Murchison, especially with same work schedule
  - Proximity/closeness to Spring Valley
  - 4-way stop on Murchison and Magnolia needs to be closely monitored for student crossing
  - Millbrae has water concerns
  - Synthetic field may not be safest for the students – football (change) and soccer field
- Pros
  - Using organic material (i.e., cork)
- Questions
  - After 140 units are occupied, what happens to the newer teachers?
  - Will there be financial planning for the tenants to be able to afford housing after their "limited time?"
  - Any environmental studies?
  - Will teachers get first right of refusal?
- Concerns
  - Lack of notification
  - Lack of transparency
  - Inaccurate information (i.e.,) property lines, fire codes
- Concern about environmental impact? Has there been a study done?
- Assurances that "synthetic" fields may not be safest – want 100% assurance that District will consider other substances /options/something other than rubber.

**Group Facilitated by Ron Campana, PAHS – White Group**

- Need to consider all high school students/teachers, not just Mills High School. Need to benefit all
- Concern may not benefit Mills student or any SMUHSD students



- Need more info/not sure if positive move. Want more options to make educated decision
- Does benefit students because of shorter teacher commute. Benefit teacher because can spend more time in school and community events
- Concern what low teacher survey number means. Need broader scope survey beyond SMUHSD for educators at upcoming teachers
- This is a starting point to attract teachers
- Need clear boundaries staff housing area off limit to students
- Concern current congestion and what add
- Previous impact on community with D.Tech
- Concern drop-off time longer (additional 200 cars) (7-9am, 4-6pm very impacted)
- Mills High School late start may reduce congestion
- Want environmental impact study for more details and possible consideration
- Concern make sure get used if built
- Can the design be flipped? Can a different design be negotiated with city as doable?
- Concern about aesthetic and property value for local owners
- Design looks beautiful
- Want info on process of how it came to housing, Mills, etc.? Needed to help make informed decision.
- Concern impact of Bart project on this project
- Consider desire of staff in building number of units are 1,2,3
- Create right size and meet needs of staff – no wasted space
- Like all weather fields
- Are the fields tied to housing or separate?
- Concern of overlay of field usage
- Need place to do discos – concern enough space built into field
- Could the proceeds from Crestmoor Sale used to supplement teacher salaries?

**Group Facilitated by Pam Duszynski, Mills High – Purple Group**

- Concerns
  - Traffic off March
  - Single way in and out
  - Parking spaces – CTA people; BART commuters
  - Mills teachers say they don't want to live at Mills High School
  - Will teachers actually be able to afford a down payment?
  - Will the sale of Crestmoor be enough to finance and sustain the project?
  - Who will be the renters if it is not fully occupied with staff?
  - Project timeline? Will you be digging a foundation?
  - How stable is ground? Area is full of springs? Former marsh? Stable enough
  - What is property line?
- Questions



- Can't we give teachers a raise instead?
- Can we talk to Millbrae school district?
- What about teacher home loans?
- With more families can the Millbrae school district handle the influx of students, in addition to BART complex
- Can we scale down?
- What is the selection process?
- Mills has a significant number of veteran teachers

**Group Facilitated by Brian Simmons, SMUHSD – Red Group**

- The housing crisis is universal problem, this won't really solve the problem
- Retention is key – work on this too
- At University of California, SF – they give other kinds of subsidies
- Concern about subsidies – will it really worth and be affordable
- More housing is key at every level – supple is a problem – across sectors – like the issue
- How long? What are the conditions?
- Why not sell Crestmoor and put together a fund for salaries and housing in a cheaper area
- Traffic is concern
- This doesn't solve the systematic problem
- Housing
  - Why not put it further to the North?
  - Traffic – key hub coming from Murchison
  - Noise
  - The unit built around the fields assumed fields – then they would not be there – not practicing
  - Sustainability? Lower traffic with this?
    - More density – not enough housing
  - Entrance very tough as proposed
  - Alternative → go to NE corner
  - Too many cars
- Athletics
  - The school need fields
  - Could basketball be included as turf?
- Overall
  - Keep increasing salaries
  - Incentive for selling to teachers, first-responders, etc.
  - Exchange programs with sister cities to stay in district housing
  - Make sure it is green and sustainable
  - Dorm housing for students? – International Students