



NEWS RELEASE

For immediate release

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ALUM ROCK UNION SCHOOL DISTRICT INVITES DESIGN/BUILD CONTRACTORS TO PRE-QUALIFY FOR TEACHER AND STAFF HOUSING PROJECT

District seeks qualified design and building experts for the 78-unit workforce housing project reserved for local teachers and school district employees.

SAN JOSE, Calif., October 7, 2024 – Today, the Alum Rock Union School District (ARUSD) released a Request for Qualifications (RFQ) to pre-qualify Design/Build Contractors for its teacher and staff housing project on a vacant 3.4-acre site located at 2050 Kammerer Avenue, San Jose. The RFQ is the first step in the process to identify firms that will be eligible to submit proposals in response to the District's subsequent Request for Proposals ("RFP") for the project. The RFQ is available for public review [here](#).

"As we lay the foundation for a strong and sustainable school district, a key priority for Alum Rock is to create affordable, high-quality housing options that will attract and retain exceptional educators and staff for the benefit of our students," stated Superintendent German Cerda. "Our teachers and employees are the backbone of the District and we need to make it possible for them to live in the community they serve. We are excited to take this step toward realizing the vision for a thriving community of teachers and staff in East San Jose."

In response to staffing challenges due to the rising cost of living in San Jose, ARUSD conducted a survey of teachers and staff which revealed strong interest in affordable rental housing dedicated exclusively to District employees. To provide quality rental housing with below-market rates aimed at supporting the recruitment and retention of employees, ARUSD began evaluating District-owned properties suitable for developing an employee apartment community.

In November 2022, voters overwhelmingly approved Measure S, authorizing ARUSD to issue general obligation bonds to, among other capital projects, determine the feasibility and provide a portion of the permanent financing for the construction of workforce housing. Education Housing Partners, Inc. (EHP) was retained to evaluate the feasibility of two District sites for workforce housing. Based on the results of the feasibility study, the vacant portion of the Renaissance Academy at Mathson property was selected as

the preferred site. EHP was further engaged to support ARUSD in selecting a Design/Build Contractor and to assist in the entitlement of the project.

All 78 units will be offered at below-market rates. The project will include a mix of 1, 2, and 3-bedroom units as well as an approximately 0.7-acre park as an amenity for residents. The park will include a children's play structure, a fenced dog run, a lawn area, and areas for outdoor seating.

Respondents shall submit a fully completed and sealed Statement of Qualifications as detailed in the RFQ. Responses are due by 5:00 pm on November 20, 2024. Once a list of pre-qualified firms is established, ARUSD will proceed to the RFP phase, which is anticipated in December 2024.

About Alum Rock Union Elementary School District

The Alum Rock Union Elementary School District in San Jose is nestled in the beautiful foothills of the Santa Clara Valley in the San Francisco Bay Area. Alum Rock is a family-oriented community committed to its children and schools. The City of San Jose provides a wealth of cultural, recreational, and entertainment activities for all ages in one of the most pleasant climates in the country.

Alum Rock schools are neighborhood schools. Classrooms and schools represent the demographics of East San Jose. Parent involvement, community support, English classes, and health outreach services all contribute to school improvement. Standards-based instructional materials and safe campuses make Alum Rock schools a fine place to work and grow as a teacher.