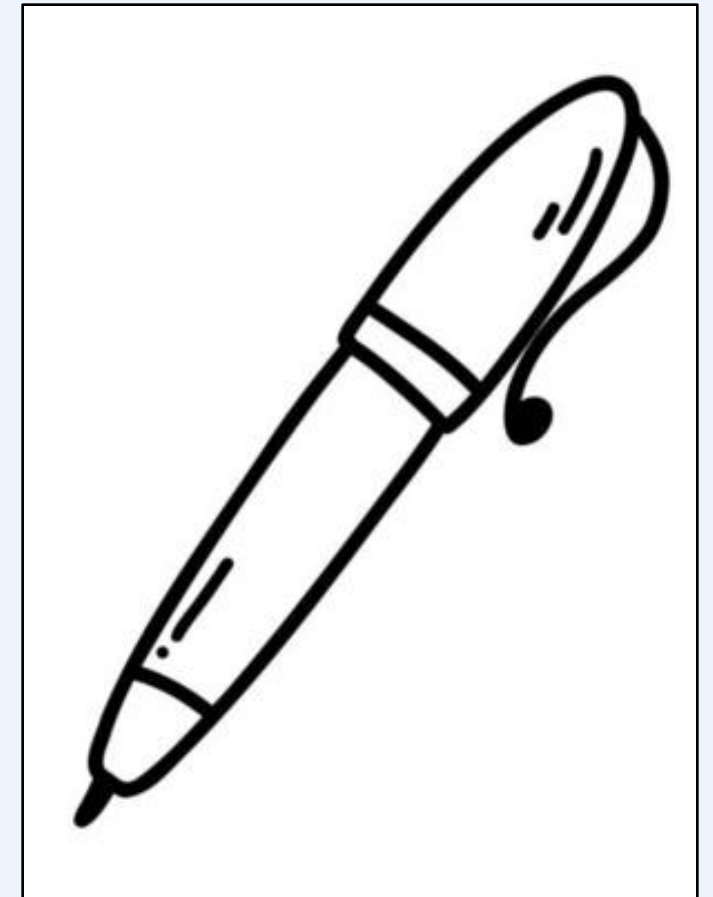


**School Consolidation
AB 1912 Blight Considerations
Asset Management
Presentation**

**Sarine Abrahamian, Esq.
Orbach Huff & Henderson LLP**

- **Assembly Bill (“AB”) 1912 Blight Considerations**
- **District’s Proactive Asset Management Planning**
- **Examples of District Asset Management Projects**



AB 1912: Metrics/Blight

- Approved in September 2022; codified in Education Code section 41329
 - Physical condition of a school facility;
 - Operating costs of a school compared to potential savings resulting from closure;
 - Capacity of a school to accommodate excess pupils;
 - Special programs available at school being considered for closure;
 - Environmental factors (traffic, freeway access, etc.);
 - Balance of pupil demographics (race or ethnicity, pupils with disabilities, homeless youth, etc.);
 - Pupil's transportation needs;
 - Aesthetics and opportunity for blight on surrounding community; and
 - Impact on feeder school attendance patterns.
- Purpose of Metric
 - Includes evaluation of blight risk and neighborhood effects due to closures
 - Emphasizes thoughtful, forward-looking planning by districts

What “Blight” Means Here

- Risk of vacant or underutilized campuses over time
- Potential impacts to:
 - Safety and Maintenance
 - Neighborhood Stability
 - Community Perception
- Key Takeaway: Blight is not about whether a school closes, it's about how sites are managed over time after closure/consolidation

District's Proactive Asset Management Planning

- District has been developing a responsible long-term strategy for asset management that prioritizes school functions and community needs, while simultaneously exploring ongoing revenue generating opportunities.
- Presentations and Planning:
 - February 2, 2024, June 27, 2024 and November 21, 2024 – The District's Board of Education ("Board") received presentations regarding :
 - /// District Real Property and Asset Management Options/Opportunities by District staff and legal counsel
 - /// Superintendent's Leadership Team (SLT) Recommendations for Long Term Facilities Planning Process
 - /// Multiple presentations to Board and Facilities Committee regarding the Former Linda Vista site and Former Roosevelt Site, projects that are currently underway
 - Asset Management Plan includes:
 - /// Conduct an asset management and revenue enhancement study
 - /// Assess disposition and use options for closed/underutilized sites
 - /// Assess short and long-term lease options for District property to maximize revenue (while continuing to consider District and community benefits)
 - /// Ongoing community input and engagement

District's Proactive Asset Management Planning

- The District is already applying this approach:
 - Active reuse and interim occupancy of former school sites
 - Leasing opportunities to generate revenue and maintain site activity
 - Evaluation of redevelopment and partnership opportunities
 - To avoid blight, the District will:
 - Maintain active site use immediately after closure (if closure occurs)
 - Ensure ongoing maintenance and security
 - Advance timely transition to long-term use
 - Key Takeaway:
 - Closed sites are being actively managed —not left vacant
 - If schools are closed, no site will be left without a plan
 - Closure and asset management planning will occur together, not sequentially

Example: Former Roosevelt ES Workforce Housing Project

- **Purpose:** Provide affordable housing for dedicated District employees; recruitment and retention; funded through local bond funds (Measure R)
- **Location:** Former Roosevelt ES; Appr. 5 acres
- **Units:** Appr. 110 apartment and townhome units (Mix of 1, 2, 3 and 4 bedroom); Amenities will include community building, dog run, paly area, landscaped common areas



Example: Former Linda Vista ES Joint Occupancy Project



- Address: 1259 Linda Vista Ave., Pasadena, CA 91103 (APN: 5705-013-900)
- Lot size: Appr. 5 acres
- Jurisdiction: City of Pasadena
- Request for Proposals (RFP) for development proposals issued in January
- District is pursuing community and City input in developing RFP
- Project will consist of residential development and improvements to the existing park on the site

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