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