Current Status

● Centralize district office functions - *Done*
  ○ Utilize existing site and acquire additional warehouse property
  ○ Have a flexible design
  ○ Allow for greatest efficiency
● Identify centrally located modernized facility for Peninsula High School - *In process*
● Determine all options and best uses of the Crestmoor site, should it become vacated
District Office: Maintenance, Technology and Student Nutrition

839 Hinckley Acquisition

- Under contract with owner to purchase property
- Due diligence process completed and report generated
- In final negotiations with owner
- Expect to close escrow and assume ownership this month
- Facility will be upgraded with occupancy targeted for Summer 2016
- Facility will be used as “swing” site during construction of new District Office, realizing a cost savings to the District
District Office
Existing Location

- RFQ for architectural services completed and Quattrochi Kwok Architects (QKA) selected
- QKA staff has programmed facility with significant input from District Office
- Efforts have been made to design building with focus on workplace flow and organizational efficiency
- Facility will be designed to economically convert to classroom use should future need arise
- Conceptual design work to be presented to the Board for approval at February 11th meeting
Employee Housing Survey Highlights

Almost 67% of respondents ranked “ability to afford housing” as being the first or second most important. It ranked second only to salary.
Employee Housing Survey Highlights

Approximately 59% of respondents indicated that the cost of housing would impact their ability to stay in our area.
Employee Housing Survey Highlights

More than 56% of respondents chose lower rent/mortgage as a way to make their housing more satisfactory. Homeownership was 2nd, followed by “have more square footage.”
Employee Housing Survey Highlights

72.32% of respondents selected cost of housing as a barrier to living closer to work.
Almost 64% of respondents shared they’d be “very interested” in housing assistance if they were starting their careers today.
Employee Housing Survey Testimonials

“I currently rent a studio with no kitchen. Having my own place would help me because I have diabetes and need to cook my own meals.”

“...I’m afraid that the rising rent costs are going to drive me too far from this district, which would result either in a horrible commute or in having to find another job closer to home....”

“I love my job. I’m afraid, due to the ever-increasing rent prices in the area, I won’t be able to keep it much longer. I’ve already downsized to a 1-bedroom apt. with my two kids...”

“I have been teaching in CA schools for 13 yrs., and I am not even close to owning a home which has been a lifelong dream of mine. As time flies and market values increase, instead of approaching my dream, I feel like I’m getting further and further away...”

“As one who will soon be starting a family, I may need to leave the SMUHSD. My family will never be able to afford a home here....It is a very serious issue, and may cause you to lose a significant number of very talented educators.”

“Help us stay closer to work. Traffic and commuting from the East Bay is just plain horrible...”

To see all SMUHSD employee survey results and comments, visit: www.smuhsd.org/employeehousing.
## Potential Timeline

<table>
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<tr>
<th>Late Spring/Summer 2016:</th>
<th>Upon completion of SMCOE strategic plan, begin discussions regarding use or sale of the Rollins Road property</th>
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<tr>
<td>Summer 2016:</td>
<td>District Office staff begins occupancy of 839 Hinckley</td>
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<td>June 2017 (earliest):</td>
<td>d.tech vacates Rollins Road facility</td>
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<tr>
<td>January 2018 (earliest):</td>
<td>New District Office is completed. District services presently at Crestmoor site move to Hinckley.</td>
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Update on Future of Crestmoor Site

● Numerous meetings with the City of San Bruno, community members, SMCCD, developer, and District asset manager to develop comprehensive list of options
● Preliminary property configuration and financing choices for a employee housing project have been discussed
● Explored leasing opportunities (e.g., private school)
● Property trades were reviewed
● There have been no decisions or directions
Questions/Challenges in Planning

- Are there better locations than the Crestmoor site that meet the District’s needs for housing and Peninsula High School?
- What financing instruments are feasible to fund an employee housing project?
- What are the interests and concerns of neighbors and City of San Bruno with respect to Crestmoor site?
- What if the Rollins Road facility is not available?
- What are the “pros” and “cons” of selling or trading property?
Next Steps

- Utilize highly qualified professional team
- Seek the Board’s support for agreement with outside consultant(s) to support potential designs, ideas, and cost estimates (*to be brought to Board for approval in February*)
- Continue to explore options and uses with experts and community
- Place agenda items on Board agenda as needed