San Mateo Union High School District
Workforce Housing Project
Crestmoor Neighborhood Meeting
January 19, 2017
Peninsula Alternative High School
Agenda

Welcome/Introductions...........................................Kevin Skelly
Purpose of this Evening...........................................Kevin Skelly
Crestmoor Site – Past and Present.........................Kevin Skelly
Why District Wants to Create Staff Housing...............Kevin Skelly
Architectural Overview..........................Rod Hemmi – HKIT
Soccer Conversations................................................Kevin Skelly
Small Group/Neighborhood Discussion and Input....All
Group Reports ..........................................................All
Questions and Answers...........................................Kevin Skelly
Next Steps .................................................................All
Crestmoor – Home of Peninsula High

- Peninsula High School - currently housed at Crestmoor
  - Enrollment has decreased to 150 - 225 students (depending on time of year).
  - Searching for new central location close to public transportation conducive for student internships and employment opportunities.
- IT, Maintenance and Student Nutrition Departments currently at Crestmoor will be moved to 839 Hinckley Rd., Burlingame in 2018 for improved efficiency.
- Facilities Use Agreements are generated annually.
- Fields are used by schools and community – almost exclusively for soccer.
Why SMUHSD Employee Housing?

• District in one of the most expensive national housing markets
• Many employees commute in excess of an hour
• Emerging national teacher shortage
• 39% of SMUHSD staff over the age of 50 will begin to retire.
• Anticipated enrollment growth in District’s southern part – not the northern Millbrae/San Bruno area
• Difficult to attract new teachers and staff to support student enrollment growth, anticipated staff retirements and vacancies
• As of 12/16, average one bedroom apartment in San Mateo rents for $2,582 a month ($30,984 annually)
• Entry level teacher net pay - $52,958/Entry level custodian net pay - $33,554
• Future staff will find working on Peninsula unattainable
Retain and Attract Highly Qualified Staff

• Housing project will enable staff to save to purchase home and live in community in which they work
• Staff can become members of community
• Minimize commute times therefore more time for school activities
• Improve staff and student quality of life
Potential Staff Housing –
THE BIG IDEA

• Employee housing project proposed for Mills High which is centrally located, accessible to public transit and walking distance to amenities
• Proposed employee housing project will be composed of approximately 140 units of 1, 2 and 3 bedroom apartments
• Targeted rent rate would be substantially less than market rates allowing employees to save for a down payment on a home
• Crestmoor sale proceeds will fund this project
More about Crestmoor

• Under present plans, in three years, the District will no longer have **any** educational programs or staff at Crestmoor
• If the project is approved, the District is interested in replacing this asset with one that will make a positive long term impact to the District’s educational programs and benefit our students
The Future of Crestmoor

- District’s expertise is educating students. We are not developers.

- The City of San Bruno will require a developer to set aside a portion of property for recreational purposes/community use.

- A portion of Crestmoor is not developable due to the slopes and will likely remain in its natural state.
BEST DESIGN PRACTICES

• Designs contextually consistent with surrounding neighborhood
• Work with the community
• Reinforce neighborhood
• Provide quality housing at appropriate density
• Strengthen property values
Residential Design Options

- Single family homes
- Cluster housing
- Townhouses
- Condominiums
EXAMPLE OF MIXED DENSITY

SINGLE FAMILY HOUSES

HIGHER-DENSITY HOUSING: TOWNHOUSES OR CONDOS
EXAMPLE OF SINGLE FAMILY HOUSE DESIGNS
EXAMPLE OF MULTI-FAMILY CONDO DESIGN
EXAMPLES OF 2-STORY TOWNHOUSE DESIGNS
EXAMPLE OF 2 & 3-STORY TOWNHOUSE DESIGN
EXAMPLES OF 3-STORY TOWNHOUSE DESIGNS
Neighborhood Input/Small Groups

**Housing**
- What are your thoughts on the residential design options?

**Soccer**
- How do we meet the interests of the soccer community?
- What are your thoughts as a neighbor?

**General**
- Traffic flow?
- Noise questions?
- Other land uses?
- Any other thoughts? What else does the SMUHSD need to consider?
Questions and Answers

Next Steps

• January 31st: Millbrae neighborhood workshop
• February 23rd: Next Board meeting on this topic