

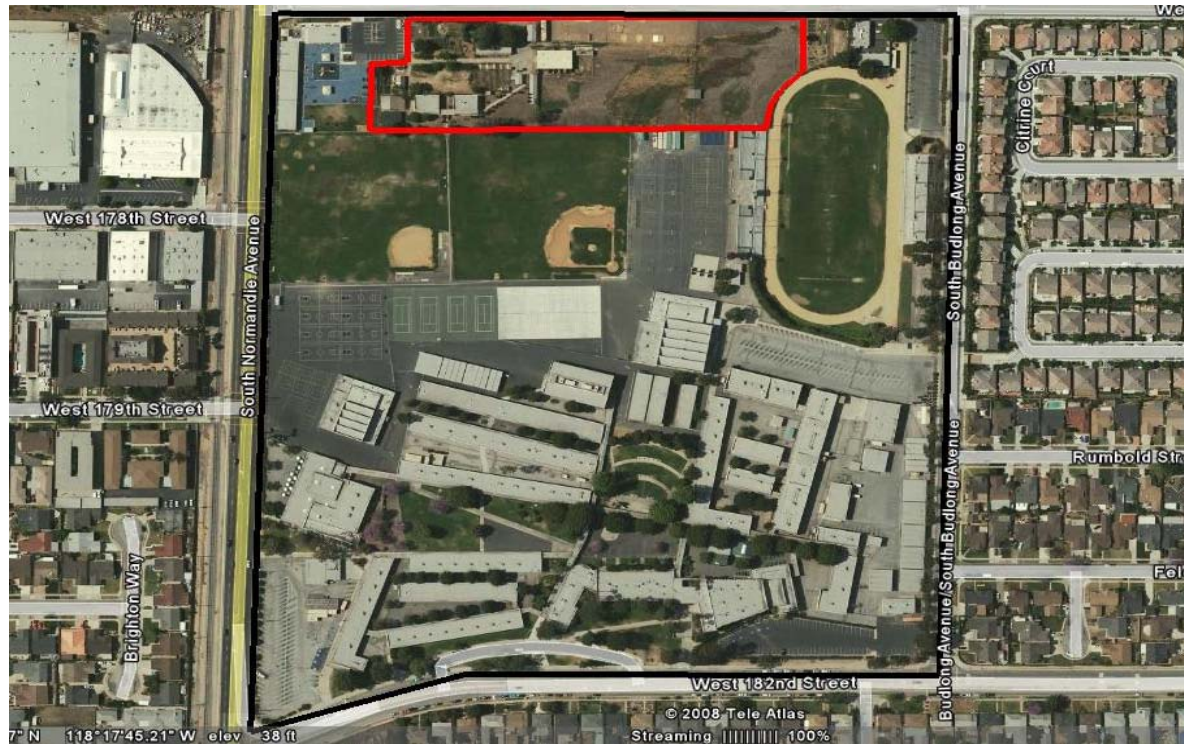
Planning & Development Branch



Los Angeles Unified School District
FACILITIES SERVICES DIVISION
Together We Change the Face of L.A.

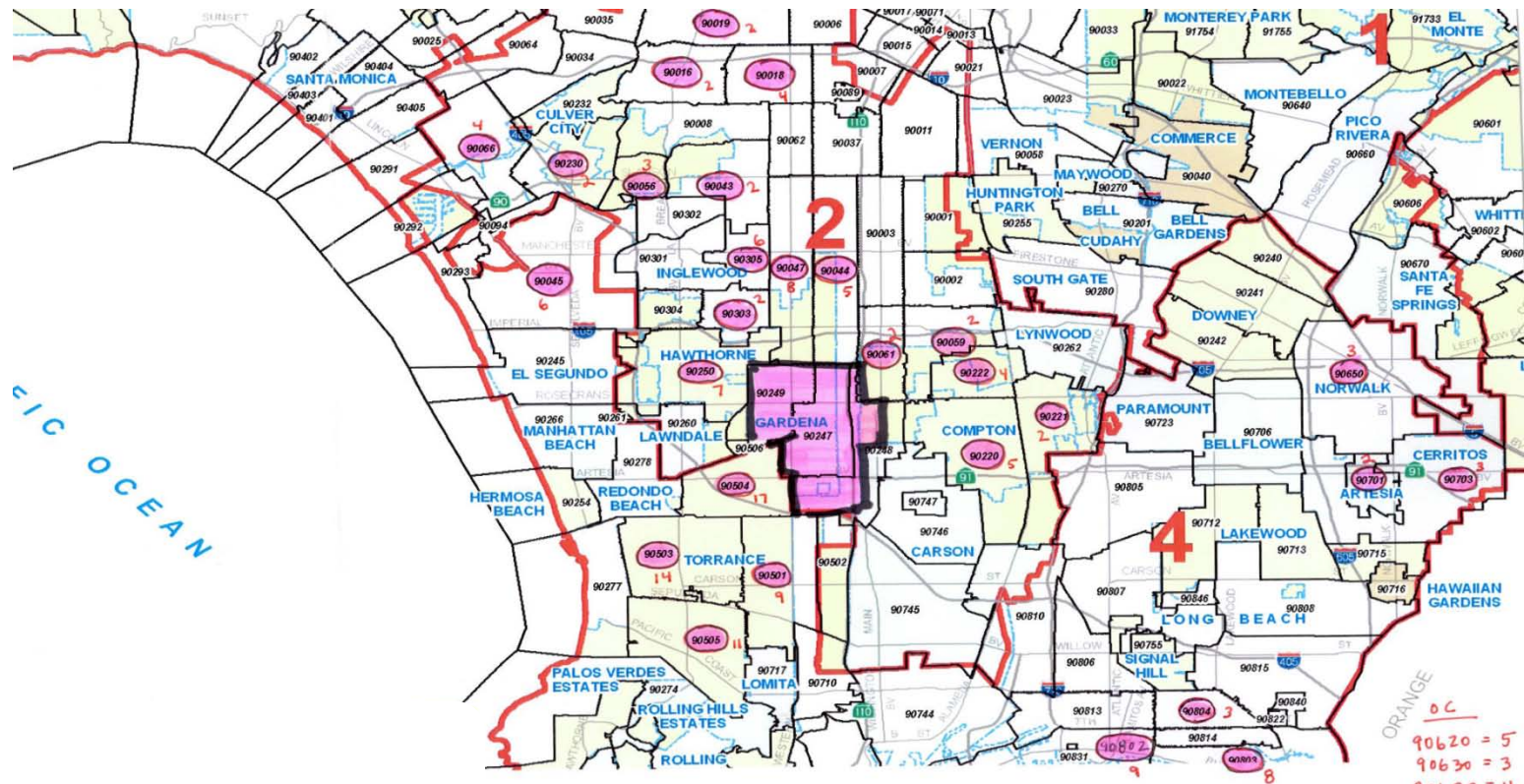
Workforce Housing Initiative
Facilities Committee March 5, 2009
Gardena Joint Use Housing & Amenities

Gardena HS



New Teacher Travel to Gardena

- 200 new teachers work in Gardena-area LAUSD schools
- not one lives in the attendance area where they work
- they cumulatively drive 4380 miles round-trip to work daily



RFQ & RFP Process

- Board of Education authorizes release of RFQ/P 6/24/08
- District received 14 submittals to RFQ
- Technical reviewers advise / Selection panel chooses
 - technical reviewers: community and LAUSD experts
 - Selection Panelists: LAUSD employees
- Short-listed 2 developers
 - 10 of the other 12 non-short listed team are debriefed by staff
- Selection panel rates Bridge Housing the highest

Staff Recommended Proposer: Bridge Housing



South East Bird's-eye View with Joint Use Building in Foreground



Proposed Components

- Teacher and workforce housing
 - 128 apartments: studios, 1 & 2 bedrooms, townhomes
 - pool, fitness center, community room & kitchen, 194 parking
- Proposed site amenities
 - community room for programming
 - art center to exhibit and program Gardena HS art collection
 - expanded community gardens: 20,500 sq feet for 100 plots
 - LAPD program improvements: 11,400 sq ft. field and new center
- Homeownership financial assistance after lease

Value Proposition

Estimated Financial Benefit to LAUSD: \$22 million

- Ground Lease to LAUSD
- New facilities for joint use
- Retention costs avoided
- No LAUSD funds used to develop, operate project

Next Steps

- Board authorization to negotiate and execute
- State Board of Education review, by May 2009
- Community feedback ongoing thru 2009
- Development agreement finalized in summer
- Entitlements/EIR (per L.A. City rules) thru 2010
- Construction start January 2011
- Occupancy begins June 2012

Questions / Concerns

- Will teachers / staff want to live here?
- How is LAUSD protected from half-completion?
- Does the housing market impact the project?
- How is LAUSD staff preferred to move in?
- How would potential LAUSD layoffs impact this?