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## **Agenda Item #7**

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# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

<b>Report Number:</b>	466-07/08
<b>Date:</b>	June 24, 2008
<b>Subject:</b>	Authorization to Issue Request for Proposals and/or Qualifications to Develop Teacher and Workforce Housing at Gardena High School.
<b>Responsible Staff:</b>	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	(213) 241-4811

### A. EXECUTIVE SUMMARY

**Action Proposed:** Staff recommends that the Board of Education authorize District staff to issue a Request for Qualifications / Proposals (RFQ/P) pursuant to the California Education Code for the development of workforce housing and potential campus improvements on District property located at the north side of the Gardena High School campus (Attachment A).

**Staff Recommendation and Rationale:** Staff recommends that LAUSD solicit proposals to determine the feasibility of and potential benefits to the District by leasing land at the north side of the Gardena High School campus to a housing developer for the creation and management of workforce housing. The California Education Code sections 17455 et al, 17527 et al, 17515 and perhaps others allow for the creation of long-term land leases for approximately 40 to 66 years on District property. Each code section mandates different requirements. Planning and Development staff will work with the Office of General Counsel, Leasing and Asset Management, and other appropriate departments to determine which Section maximizes the benefits of such development to the District, and include its parameters within an RFQ/P.

**Background:** The north side of Gardena High School's campus presents an opportunity to explore its feasibility for a workforce housing project. The specific area is approximately four acres in size. The area has decreased in use over the last few years as the nature of the surrounding community has changed from primarily agricultural to increasingly urban. The site is bordered on three sides by housing, a nursery, and warehouses.

The existing conditions include a community garden; a former horse stable used in partnership with the Los Angeles Police Department for its juvenile impact program; and over 2.5 acres of fallow fields formerly



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used for animal husbandry. This area is over 525 feet from the nearest high school classroom facility. It has been determined by the Office of Environmental Health and Safety that this area is not well suited for new school uses because of adjacent high power lines.

This site is located in Local District 8 and Board Member District 7 (Vladovic).

**Policy Implications:** This action supports an objective included in the Board-adopted Facilities Services Division Planning and Development Strategic Execution Plan, which calls for “evaluating opportunities to enter into public-private partnerships ... to include developing ... workforce housing.”

**Budget Impact:** The requested action will direct the expenditure from the Planning and Development budget allocated from the general fund for staff time and legal costs to develop and review the Request for Qualifications/Proposals.

**Issues/Considerations:** The purpose of workforce housing at this site is to help recruit and retain teachers and staff; to save costs; and to possibly improve campus facilities and/or create community amenities.

Many LAUSD teachers live far from where they work, and their travel time is a leading reason why they leave. According to a 2006-07 exit survey of LAUSD teachers leaving the District, fourteen percent (14%) of the non-retiring teachers who resigned said they left because their travel time and/or distance between home and work was too long. Staff proposes that the creation of workforce housing may allow some teachers to live closer to their schools and thereby decrease turnover.

Staff turnover has a negative impact on the general fund. The District spends millions of dollars each year in general funds and grant funds to recruit, hire, train and develop new teachers and staff. LAUSD offers dozens of mandatory and voluntary training courses and professional development. These investments are lost when a teacher moves to another school district. Staff proposes that the costs associated with LAUSD staff turnover will decrease due to the creation of quality, inexpensive workforce housing.

Further, staff believes that workforce housing projects can be developed in ways that bring added value to the local campus, as well as community amenities that would not otherwise be available.



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Educationally, workforce housing may allow teachers and staff to live within the communities they serve via their work. This has the potential to deepen the knowledge, commitment and understanding of the issues students bring with them to the classroom.

**Effect of “yes” vote:** A “yes” vote will authorize the Facilities Services Division to issue a Request for Qualifications/Proposals to housing developers to determine the viability of developing teacher and staff housing, along with possible campus upgrades and community amenities, located at the north side of Gardena High School.

**Effect of “no” vote:** A “no” vote will not authorize staff to release a Request for Qualifications/Proposals.



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### B. BOARD REPORT

**Action Proposed:** Staff recommends that the Board of Education authorize District staff to issue a Request for Qualifications/Proposals (RFQ/P) pursuant to the California Education Code for the development of workforce housing and potential campus improvements on District property located at the north side of the Gardena High School campus (Attachment A).

**Expected Outcomes:** Approval of this action will allow staff to proceed with the writing and release of a Request for Qualifications/Proposals to determine the feasibility of developers building and managing workforce housing on District property located on the north side of the Gardena High School campus.

Staff expects housing developers to respond to the request in a way that highlights the benefits and challenges of creating workforce housing on District land while subject to the public planning procedures required by the City of Los Angeles for private development. Staff also expects the proposals will demonstrate the feasibility of creating campus improvements and/or community amenities at no cost to the District.

An additional outcome from this process could be that the proposals highlight specific legislative changes that could be made to the California Education Code in the future to allow for similar types of projects on District land.

Staff expects the issuance of a Request for Qualifications/Proposals will solidify and deepen the public-public and public-private partnerships with agencies seeking to support the LAUSD Workforce Housing Initiative.

Staff expects to bring to the Board the results of the solicitation along with staff recommendations for implementation. At such time, the Board may decide whether to authorize pursuit of a formal agreement to develop the appropriate facility(ies).

The following time frame is expected:

- Issue an RFQ: July 2008
- Qualifications submitted: August 2008
- Issue an RFP: September 2008
- Proposals submitted and evaluated: October 2008
- Board review and approval: November 2008



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- Board Options and Consequences:** Board adoption of this resolution will allow staff to proceed with the creation of a Request for Qualifications/Proposals as a step within a process to determine the viability of developing workforce housing on District land generally, and at under-utilized land on the Gardena High School campus specifically.
- The Board may reject this resolution, thereby delaying the workforce housing initiative at this site, and more generally throughout the District.
- Policy Implications:** This action supports an objective included in the Board-adopted Facilities Services Division Planning and Development Strategic Execution Plan, which calls for “evaluating opportunities to enter into public-private partnerships ... to include developing ... workforce housing.”
- Budget Impact:** The requested action will direct the expenditure from the Planning and Development budget allocated from the general fund for staff time and legal costs to develop and review the Request for Qualifications/Proposals.
- Issues and Analysis:** The California Education Code Sections 17455 et al, 17527 et al, 17515 and perhaps others allow for the creation of long-term land leases for approximately 40 to 66 years on District property. Each Code Section mandates different requirements. Planning and Development staff will work with the Office of General Counsel, Leasing and Asset Management, and other appropriate departments to determine which Section maximizes the benefits of such development to the District, and include its parameters within an RFQ/P.
- No legal issues**
  - Legal informative attached**
- Committee Information:** This item is scheduled to appear on the June 12<sup>th</sup>, 2008 Facilities Committee agenda.
- Bond Oversight Committee Recommendation:** This item is scheduled to appear on the agenda of the Bond Oversight Committee on June 18<sup>th</sup>, 2008. This item will be presented as an informational item. No local bond funds will be utilized for this project, so no BOC action is required.
- Reporting Requirements and Benchmarks:** The Planning and Development branch Strategic Execution Plan (SEP) is updated annually. SEP amendments are also reported on the Facilities Services Division website <http://www.laschools.org/>.
- Accountable Staff:** John P. Creer, Director, Planning and Development Branch



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**Applicable Board  
Delegations:** N/A

**Superintendent's  
Comments:** The Superintendent recommends approval of these items.

**Miscellaneous Issues  
and Matters:** N/A

**Desegregation  
Impact Statement  
attached**

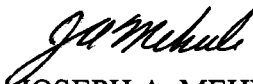
**Division of  
Accountability and  
Systemwide  
Performance**

**Informative**

Respectfully submitted,

DAVID L. BREWER III  
Superintendent of School

APPROVED &  
PRESENTED BY:

  
JOSEPH A. MEHULA  
Chief Facilities Executive  
Facilities Services Division

APPROVED BY:

DR. JAMES MORRIS  
Chief of Staff

Attachment A

