



## ODDSTAD FAQs

Updated October 20, 2017

### 1. What is the current status of the Oddstad Property?

The property no longer is an active PSD school site, but is utilized by the District to provide the Pacifica community services and athletic venues the District feels is compatible with its mission and values.

### 2. Who is currently using the Oddstad property? How much does PSD receive in rent? How much does it cost to operate and maintain the Oddstad facility now?

The Oddstad facility is currently occupied by tenants Spectrum Center, Spindrift School of Performing Arts, Goldrush Pro, and an artist. The soccer field is utilized by AYSO at various times throughout the year.

Currently PSD receives about \$148,000 annually in rental revenue from the tenants occupying the facility and spends over \$30,000 annually to operate and maintain the facility. Continued operation of the facility will require a significant capital investment in the future to repair and replace deteriorating elements of the building due to aging. This potential future outlay is also factored into the district's long-term plans for the property.

### 3. What is Workforce Housing?

Workforce Housing is rental housing provided at below market rates to qualifying District employees for the purpose of providing them the opportunity to develop a plan and accumulate the necessary financial resources to acquire more permanent housing, typically within the community in which they work. The workforce housing is typically available to an employee for only a fixed number of years in order to provide the same opportunity to other employees.

Only PSD employees and their immediate family members will be eligible to occupy the housing units. The lease agreements will be structured such that employees and their families may occupy the units only as long as they are current employees of the district during their period of occupancy. Qualification criteria for eligibility will also be established to provide the units to staff exhibiting the greatest need as well as disqualify staff that already own their homes from occupying these units.

### 4. Why is PSD considering providing workforce housing?

The cost of housing in Pacifica and the Bay area in general has risen to the point where many who work and live in our community are experiencing financial challenges or can no longer afford to do so. The high cost is also a deterrent to those considering employment with PSD when they have options to work and live in a community with lower housing cost.



**ODDSTAD FAQs**  
**Updated October 20, 2017**

4. Why is PSD considering providing workforce housing? (continued)

85% of the district's operating budget already goes toward salaries and benefits for our staff. There is not enough current funding available to increase staff salaries to provide them a significant enough increase that would cover increasing housing costs at their current and anticipated future levels. As an alternative, providing housing at below-market rates for eligible staff is a way the district can address this housing challenge our staff faces and it can be done without impacting operating funds for our schools because the district does not have to purchase the land and construction and maintenance of the housing will be paid for by the rent revenue from residents.

PSD is on the forefront of the workforce housing initiative by exploring this idea now. As housing costs continue to escalate in the Bay area and elsewhere more school districts and other public agencies will be looking to non-salary options such as housing incentives to attract and retain staff. Providing and retaining the best staff possible to deliver education to our children is an essential component of PSD's mission of "preparing students for an evolving world..."

5. Will the school district retain the playing fields?

**The District intends to retain intact the playing field on a portion of the property.**

In addition the district is considering constructing a small clubhouse/meeting facility next to the fields and the housing units for use by groups using the fields for organized activities such as post-soccer game meals, by the workforce housing residents as a community gathering place, and by the district for meetings and other business-related activities.

6. How many housing units will be built?

**The number of living units to be constructed is dependent on the current and future demand for workforce housing that the District can reasonably anticipate as well as the number that can be responsibly constructed on the portion of the property committed to the development of housing. In developing the housing the District will be sensitive to the impact the living units will have on resource consumption, traffic, and other factors that affect the immediate community and the city of Pacifica in general.**

The options the district is currently evaluating propose up to 45 units of a mixture of one-, two-, and three-bedroom units with the possible future addition of another 20 units should the district allot the undeveloped portion of the site to additional housing at some point in the future.



**ODDSTAD FAQs**  
**Updated October 20, 2017**

7. What is the timeline for this project?

The project is still in a preliminary study phase in which the District is working with a consultant to determine the viability of undertaking the development of housing on the Oddstad property. Should the project progress to the point of commencing construction, best estimate at this time for groundbreaking would be three to five years from now.

8. Will the public have an opportunity to weigh in?

At appropriate milestones in the development process the District will solicit input from the community.

The Board has discussed potential development of the Oddstad property at two separate regular board meetings, open to the public, on November 18, 2015 and June 22, 2016 as well as held two community forums at Ortega School on September 18 and at the District Board Room on September 26 of this year.

9. What has the board decided?

At this time the only measure the Board has approved is for the District to retain a consultant to assist in evaluating the viability of developing housing for the Oddstad property specifically.

The Board has retained consultant Educational Housing Partners, a non-profit specializing in assisting school districts and other public entities in developing workforce housing projects, to develop options for constructing housing units on the property and provide the district advice in undertaking our study of workforce housing.

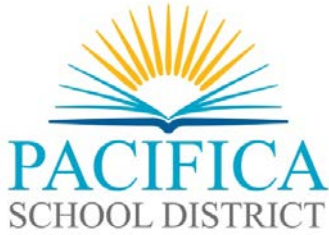
10. How can the school district afford to build Workforce Housing?

The District owns the Oddstad property so there is no acquisition cost for the land. The cost of constructing the housing will be financed through a special loan called a Certificate of Participation (COP). Once the housing is occupied, the rents paid by residents will be used to repay the COP. Eventually the COP will be repaid in full and future rents will be used by the District for educational purposes.

11. What will housing on the Oddstad property look like if it's built?

The project is not yet at a point where the appearance of the housing units has been determined. The district desires to provide a mixture of up to 45 one-, two-, and three-bedroom units that may incorporate two-story structures on some portion of the site. The district's intent is to construct attractive, quality housing that will be maintained and which residents will take pride in and be proud to call home. A presentation by Educational Housing Partners on the district's website at

<http://www.pacificasd.org/files/user/1/file/Pacifica/minutes/2016/160916%20-%20Oddstad%20Presentation.pdf>



**ODDSTAD FAQs**  
**Updated October 20, 2017**

**11. What will housing on the Oddstad property look like if it's built? (continued)**

The presentation shows two possible options for placing housing units on the site and the associated implications such as site access, building footprint, and the locations of the soccer fields and undeveloped portion.

The district intends to entitle the entire parcel with the portion slated for the 45 units as phase I and the undeveloped portion as phase II which may eventually be developed for an additional 20 units.

The presentation summarizes the district's study of workforce housing at Oddstad to date and captures the considerations the district is evaluating in our study. All proforma information, projections, and site plan options in the presentation are preliminary and more in-depth analysis and study will be performed if the district moves forward with the development of the project.

**12. How will the housing impact vehicle traffic in the neighborhood?**

A preliminary study of the project's traffic impact was conducted and the consultant concluded that vehicle traffic during typical peak commute windows would not significantly add to the existing volume during these periods. The intersections of Oddstad Boulevard and Big Bend Drive, Yosemite Drive, and Terra Nova Boulevard were also evaluated and similar conclusions drawn from the study. The full study is available at:

<http://www.pacificasd.org/files/user/1/file/Pacifica/oddstad/Traffic%20Analysis%20-%20Hexagon%20Transportation%20Consultants%2C%20Inc.pdf>

Should the workforce housing project move forward to further development more extensive study of traffic impact will be undertaken as part of the project's design and permitting process.

**13. How will parking for the Oddstad site be handled?**

Parking for the workforce housing units will be accommodated on the site. Additional parking for use by visitors and users of the soccer fields and clubhouse will be provided on site as well.

**14. What is the current status of the project?**

As of September 15, 2017 the district is requesting through a public offering responses from potential developers to a Request For Qualifications (RFQ). The RFQ is the first step in selecting a developer to design and construct the housing project. Of those that respond to the RFQ the district will select those that it feels are qualified to perform the work. Those that the district selects will be offered a Request For Proposal (RFP) to propose a design and provide a cost of their design.



**ODDSTAD FAQs**  
**Updated October 20, 2017**

14. What is the current status of the project? (continued)

From those that respond to the RFP, the district will select the one it feels provides the best value to the district.  
The link to the RFQ is [http://www.pacificasd.org/files/user/1/file/Workforce\\_Housing\\_RFQ\\_Final\\_9\\_13\\_2017.pdf](http://www.pacificasd.org/files/user/1/file/Workforce_Housing_RFQ_Final_9_13_2017.pdf)