



Update to the Board of Trustees

for the

Workforce Housing Project

at 930 Oddstad Boulevard, Pacifica, California 94044

September 1, 2021

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Project Objectives

1. Provide housing that enables and improves recruitment and retention
2. Optimize the value of District assets to support the educational mission
3. Retain long-term ownership & control of District real property
4. Avoid material adverse impacts to the District's operating budgets
5. Implement safeguards to advance & protect the District's interests
6. Be a good neighbor and community advocate / participant

Current Plan *(True to Original Concept)*



Townhome Elevations



Apartment Building Elevations



Update on Workforce Housing

- 45 units in Phase 1 & 25 units in Phase 2
- HEART Pre-construction Financing
- Plan for COP Construction Phase Financing
- Delayed progress
- City of Pacifica's engagement of Good City Company as a contract planner
- City of Pacifica's engagement of the M-Group as EIR Consultant to the City in its role as Lead Agency for the CEQA Process.
- Recommended need for a professionally advised Communication Plan & Community Outreach Program

Roll-up Schedule (Overview)

Pacifica School District | Workforce Housing Project | 930 Oddstad Boulevard

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60

2019	2020	2021	2022	2023	2024
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Initial Design with Turnkey Approach	CEQA Process / General Plan Amendment / Rezoning / City Approvals / Development Agreement with the City				
			Final Design & Financing Plan		
			Demo & Grading	Vertical Construction (13 Months)	Schedule Contingency
					Year 1 Operations (Warranty Period)

Questions/Discussion
