



Novato Unified School District

Education Workforce Housing Initiative Update

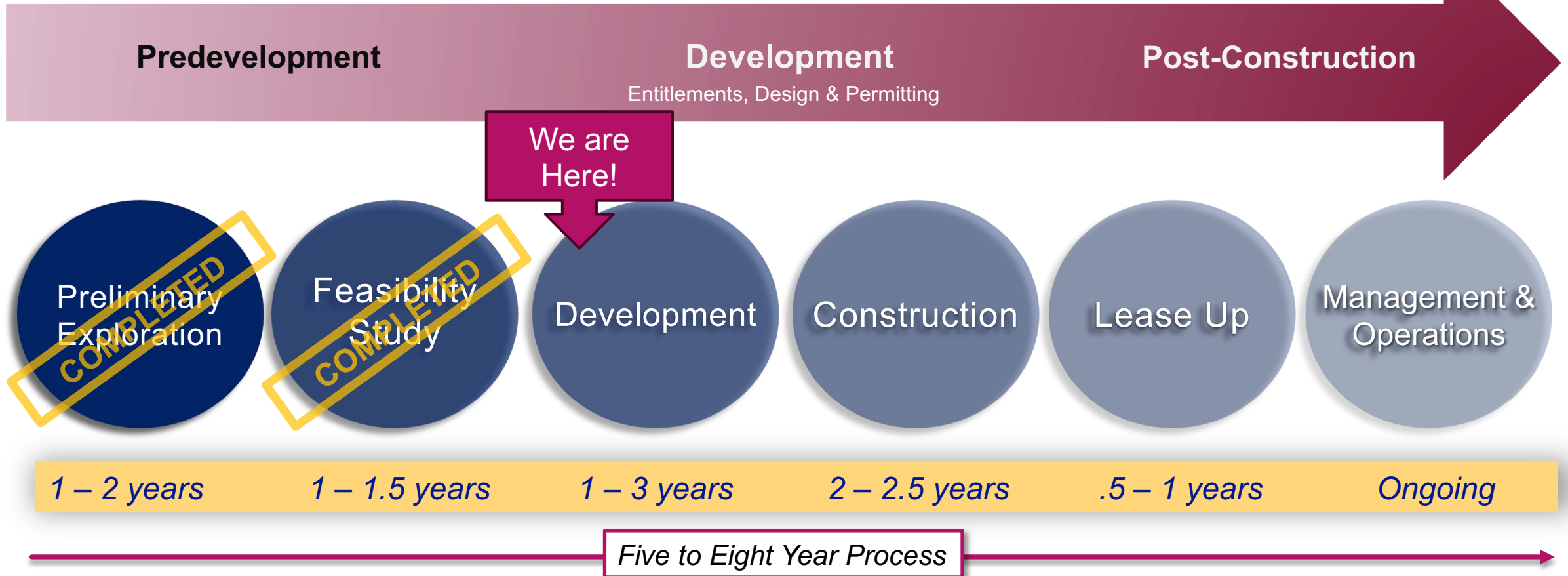
May 6, 2025

Education Workforce Housing

- Attracts and retains high-quality educators and support staff
- Improves education consistency and student outcomes.
- Supports employee morale by reducing turnover & staffing shortages.
- Builds a sense of community, stability, and continuity.
- Attracts people from various backgrounds and perspectives.

Multi-Year Process Where We Are Now

California School Board Association Recommended Stages and Timeline

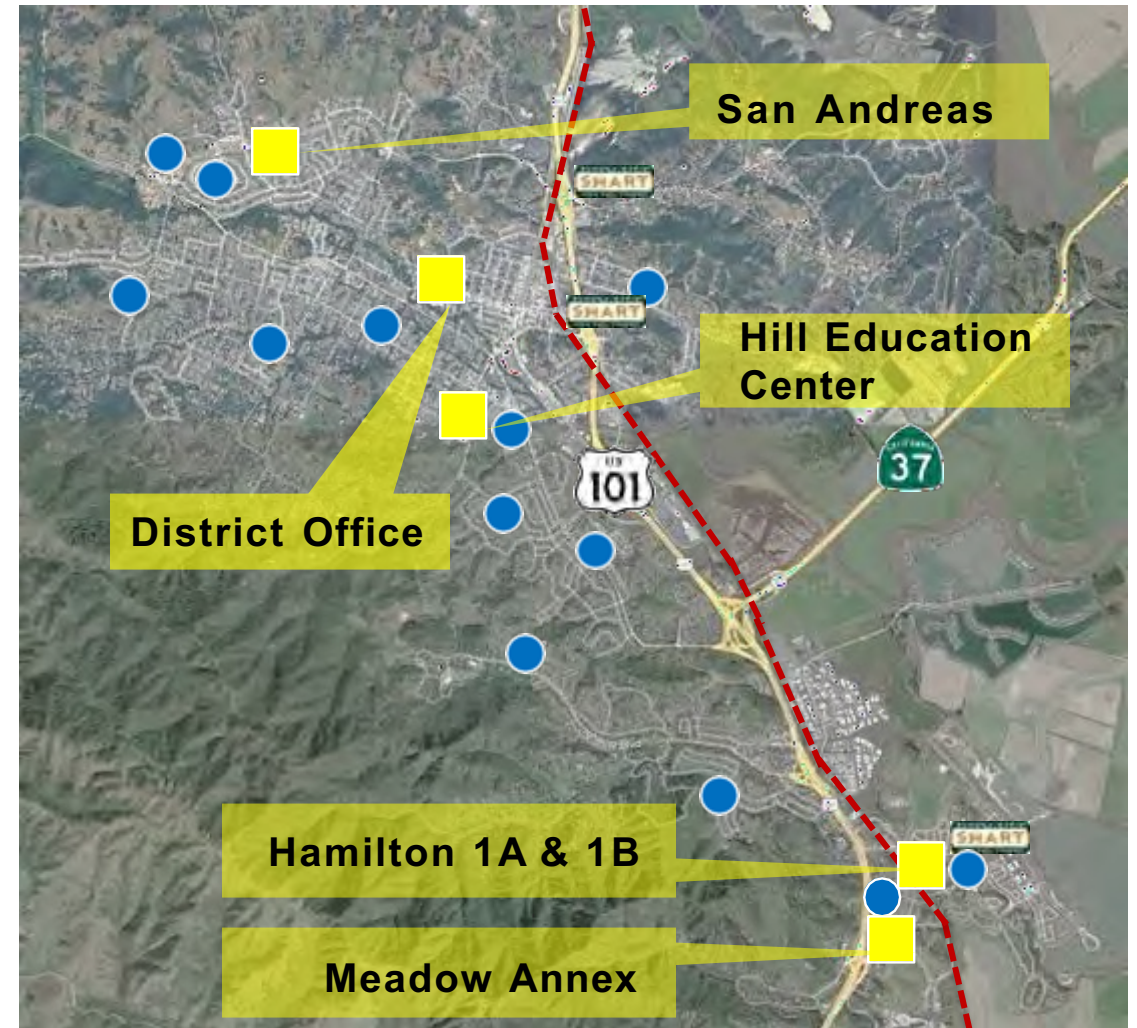


Feasibility Study Site List

NUSD properties under consideration*

San Andreas Property
Hill Education Center
District Office
Hamilton Property
Meadow Annex

**FANS and Transportation Center removed from consideration by the Board of Trustees*



Recap of Board Direction

- Workforce housing is essential for maintaining quality and consistent public education in our community.
- Prioritize stronger sites, but all should remain available for consideration. Implement a site sequencing plan.
- The District should maximize the value of its assets by entitling sites instead of selling them off “As-is.”
- The Board of Trustees would like to consider expanding the target range of 190 to 220 units.
- Provide additional research costs and financing options.

Development Staging Plan

- Establish a **Surplus Property Facilities Advisory Committee (SPFAC)** to formally identify properties as “Exempt Surplus” and begin the application process for state-required waivers.

Completed State Board of Education Response Due July 2025

- Formation of **EWH Finance and Development Team Subcommittees.**
- Authorize **engagement with neighboring and associated organizations** to establish an information-sharing process to explore their potential involvement in NUSD EWH Projects.
- Develop an ongoing **Communications Plan** to provide updates to the Board and community.

SPFAC Sites Selected

6

Meadow Park Annex



Development Area Size:	3.7 Acres
General Plan Designation:	Community Facilities, Public Utilities & Civic Uses
Zoning:	Community Facilities (CF)
Allowable Use:	Residential Mixed-Use (Use Permit Required)

San Andreas



Development Area Size:	21.6 & 4.4 Acres (26 total) District & City-Owned Parcels
General Plan Designation:	Medium Density Detached Residential (Park for City)
Zoning:	Planned Development (PD)
Allowable Use:	4-7 Dwelling Units Per Acre

Engage with Neighboring and Associated Organizations

Meetings:

- Marin County Free Library
- City of Novato Officials
- Marin County Supervisors
- Homeowner Associations

Appointed:

State Superintendent Task Force
on Education Workforce Housing

- Legislation
- Funding Sources
- CalHFA Statewide EWH
Finance Program

Attended:

- Marin County Developers' Infill Forum
hosted by the Marin Community Foundation
- Participated in Library Architect Charette with Charter School & NBCC
- City of Novato City Council
- City of Novato Planning Commission
- North Marin Community Services
Housing Advocacy Committee
3Ps: Prevent homelessness, Preserve existing homes, Produce new homes
- CSBA 2.0 Advanced Training Sessions
Community Engagement Planning
Feasibility Study Results
Developer RFP and Evaluation
Financing Affordable Housing

Development Team Subcommittees

Development & Construction Subcommittee:

Engaged Land-Use Entitlement Consultant, LAK Associates

- Weekly meetings to develop the scope of work, timeline, and cost estimates
- Conducted property site tours
- Participated in CSBA EWH Advanced Training Sessions

Finance Subcommittee:

Continuing Research of Funding Opportunities

- Developed an RFP for an Affordable Housing Financial Consultant
- Draft of RFQ for a Market Analysis Consultant

Community Outreach

9

Community Group Presentations

- Chamber of Commerce Governance Committee
- Ignacio Rotary, Sunrise Rotary, and Novato Rotary
- North Marin Breakfast Club
- North Marin Community Services
- PTAs Hamilton, Loma Verde, Lu Sutton, San Ramon, SJMS, Sinaloa, and North Marin Council

Education Workforce Housing Newsletters *(Next Issue May 14th)*

Distributed:

- Through ParentSquare
- City of Novato Newsletter
- Chamber of Commerce Link
- Emailed to 223 individuals who signed up

Updates to Education Workforce Housing Webpage nUSD.org/workforce-housing

Board Meetings and EWH Advisory Committee Meetings

- Staff Reports, Presentations, and Minutes
- General Information and Links to News Articles

Oak Hill Apartments

Affordable Workforce Housing Bond Guarantor Financing

Status:

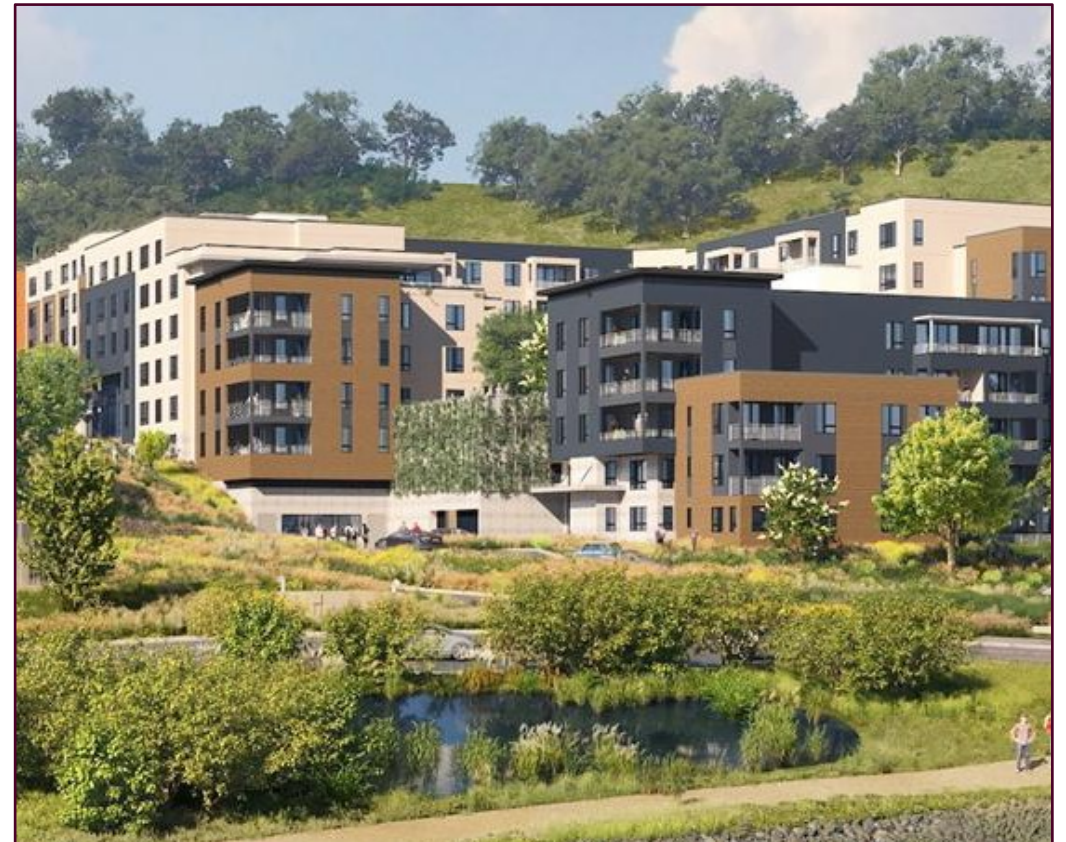
Construction Manager at Risk (CMAR)

- New Construction Estimates in May/June

Next Steps:

Ongoing Analysis with COM & SRCS:

- Organizational & Governance Documents
- Project Scope & Affordability Structure
- Financing & Budget Details
- Revenue Model & Rent Affordability
- Construction & Development Management
- Bond Guarantee & Financial Risk Exposure
 - Vacancy Rate Terms & Reserve Policy
- Unit Allocation, Leasing, & Tenant Management
- School District Accounting and Budget Requirements



Upcoming Dates

July 11, 2025: State Board of Education Meeting

Waiver Status

August 05, 2025: Board Meeting

Staff Report: State Board of Education Waiver Response & Next Steps

August 18, 2025: EWH Community Advisory Committee Meeting

Update on State Board of Education Waiver Response & Next Steps



Novato Unified School District

Questions and Discussion