



**Mountain View  
Whisman  
School District**

# **Staff Housing Update**

August 22, 2024



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# Strategic Plan 2027

# Strategic Plan 2027

## Goal Area 5

- Equitable distribution of resources that support student success.
- Goal 5a: Ensure facilities and resources equitably serve all students.

# The Community

- MVWSD's new teacher and staff housing facility begins leasing this fall
- 699 N. Shoreline Blvd
- The community was created through a public private partnership between Miramar Capital.
  - Also includes a 3rd partnership with the City of Mountain View with limited housing units available to City employees, as well.
- Features 144 bright, modern studios, 1-bedroom apartments, and 2-bedroom apartments.
- Rent is below-market rate.

# The Community

This facility has been built with our teachers and staff in mind. It offers a wide variety of amenities, including:

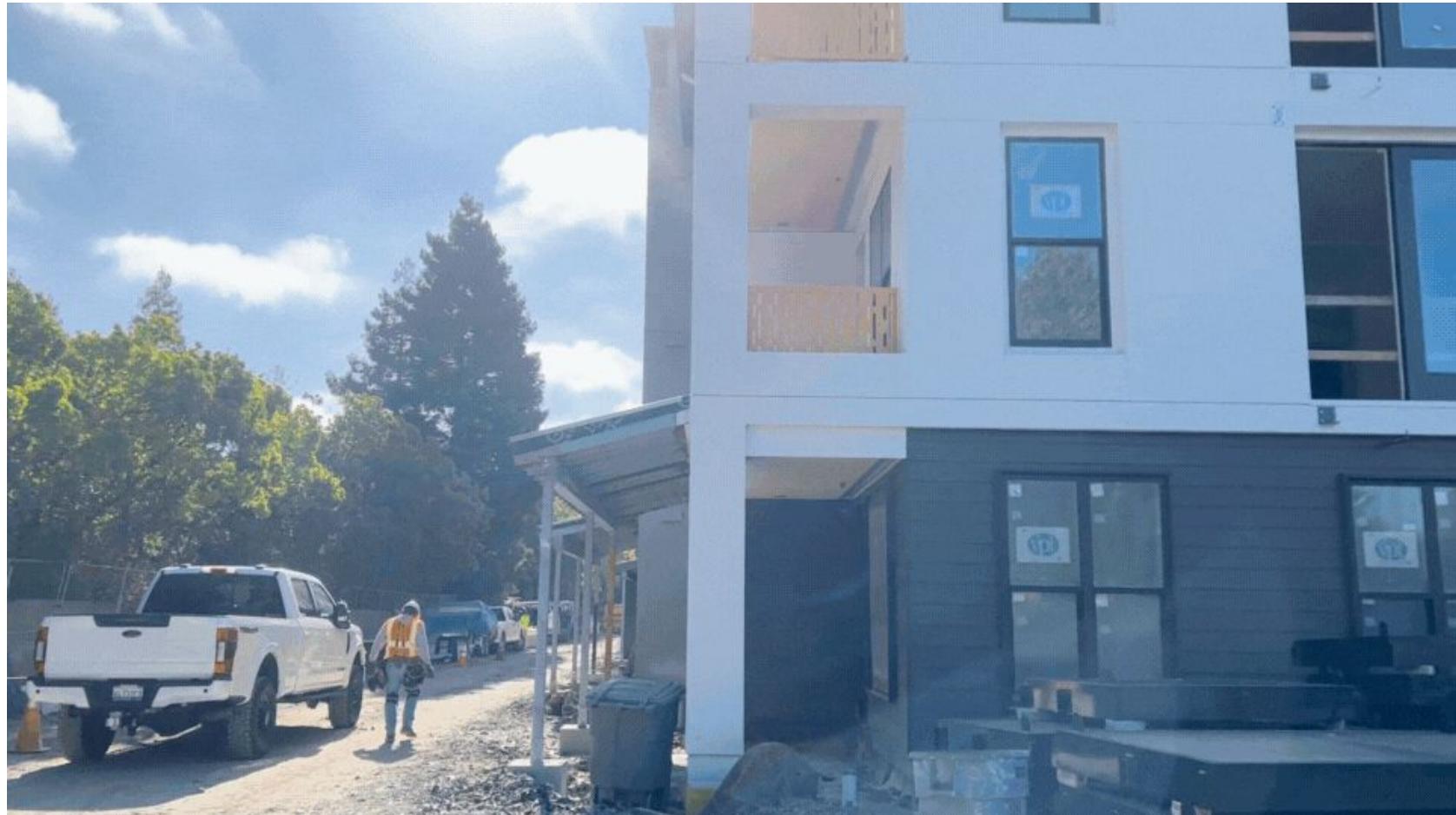
- Laundry rooms on every floor
- Co-working spaces & craft rooms
- Storage
- Mail & package rooms
- Parking & EV chargers
- Bike storage
- Game room, lounge, culinary space, and fitness centers
- Private & public outdoor spaces, such as pool, courtyards & park access



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# Construction Update

# Current Construction Progress

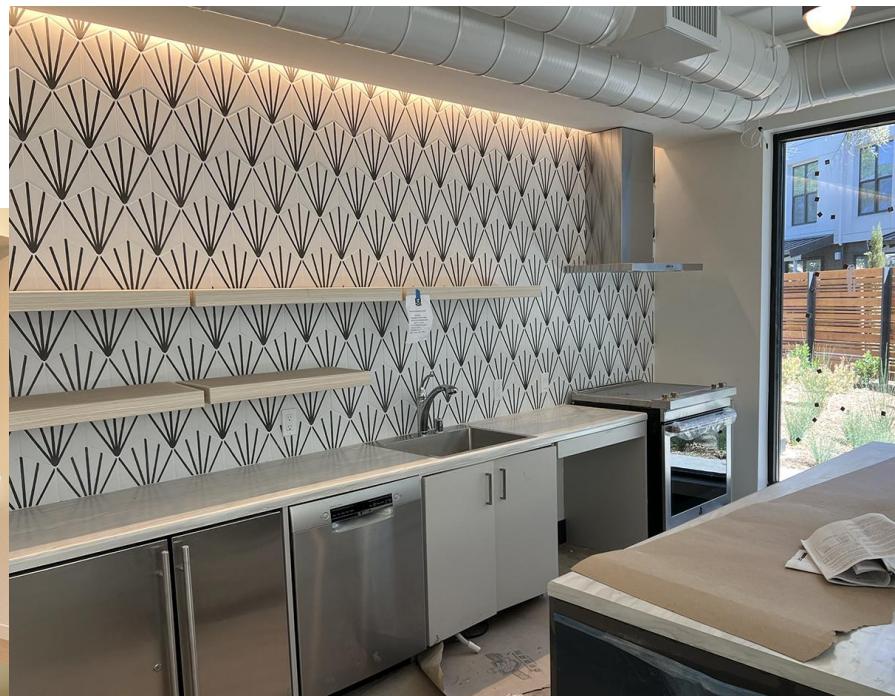


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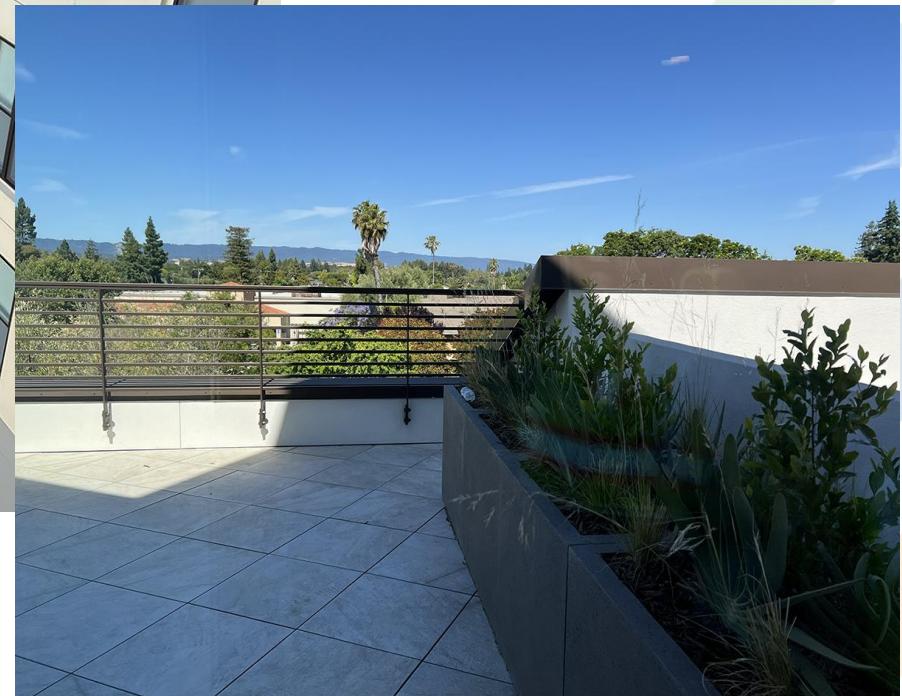
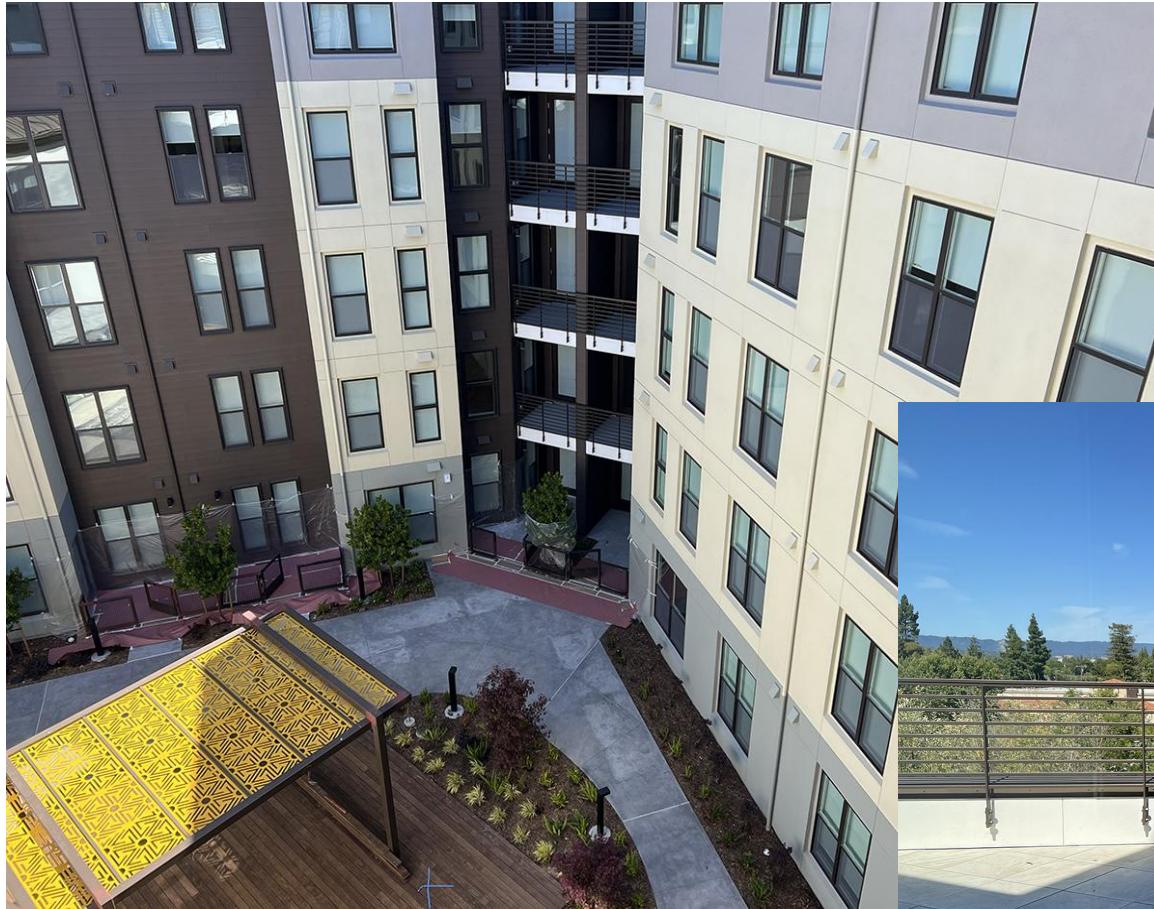
# Current Construction Progress

- All building interior work is complete and has been inspected by the property management firm.
- Exterior work on the building has been completed and will be inspected by the architect and property manager in the coming weeks.
- Site work and landscaping is nearly complete and will be inspected once completed.
- Temporary Certification of Occupancy or TCO is depended upon completion of the underground parking in the adjacent building B which is expected to be completed in late November 2024 pending PG&E permanent power connection.

# Interior



# Exterior



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# Exterior



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# Staff Housing Advisory Committee

# Staff Housing Oversight Committee

- Committee will consist of up to seven (7) representative members appointed by the District's Board of Trustees ("Board") pursuant to a formation resolution being presented to the Board for consideration this evening.
  - It is recommended that the Committee should include the following representative members:
    - MVWSD Board member(s)
    - MVWSD executive staff member
    - MVEA representative
    - CSEA representative
    - City representative
    - 1 Reserved for Future Appointment (if necessary, e.g., resident of District housing Project)
      - Property Manager Winn will attend meetings to provide updates and reports.

# Staff Housing Oversight Committee

- Committee Role –
  - Advise on operations and management of the Project, including but not limited to:
    - Approval/recommendations of rental rates and deposits
    - Review budget and financials
    - Review contracts and vendor performance, and
    - Work to resolve tenant disputes
  - Brown Act Committee; Committee meetings open to the public.
    - Committee Bylaws will be presented to the Board for Approval at a subsequent Board meeting.



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# Qualifications and Rents

# Rents

MVWSD currently estimates that rents for the affordable staff housing development will fall in these ranges:

\$1,450 - \$2,500 for a studio

\$1,550- \$3,000 for 1 bedroom

\$2,250 - \$3,500 for a two-bedroom apartment

# Qualifications

- The facility is available for all district teachers and staff who meet the income requirements.
- Full-time employees have first priority for staff housing.
- Staff members would qualify to apply based on their household's 2024 annual gross income shown in the chart below

1 person living in the household | \$154,800 or less

2 people living in the household | \$176,940 or less

3 people living in the household | \$199,020 or less

4 people living in the household | \$221,160 or less

5 people living in the household | \$238,860 or less

6 people living in the household | \$256,560 or less

7 people living in the household | \$274,260 or less

8 people living in the household | \$291,960 or less



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# Opening Timeline and Marketing

# Public Timeline

September 2024 | Tours of the community by Winn Residential. Sign up at the website when available. [mvwsd.org/housing](http://mvwsd.org/housing)

Oct. 15, 2024 | Ribbon Cutting Event

Oct. 15 - Nov. 1, 2024 | Employees express interest, apply and lottery (if needed) is held

November - December 2024 | Applications are processed. Move-in dates scheduled

January 2025 | Move-in begins (As with any construction, this date is tentative and could change)

# Project Timeline and Engagement

**Aug 22: Housing presentation at Trustees meeting.** Pass resolution, make up of housing committee, collect questions and input

**Sept 4-13: Collect staff feedback** via ThoughtExchange and other methods on staff housing considerations

**Sept 15-25: Housing Advisory committee meets.** Produces recommendations for Trustees' consideration

**Oct 3: Housing presentation at Trustees meeting.** Board approves final parameters/recommendations from the housing committee and staff

**Jan. 16: Housing presentation, Trustees meeting.** Report on progress/leasing

# Marketing

- Leasing website linked to [MVWSD.org/housing](http://MVWSD.org/housing)
- 1-pg flyer going to staff in mid-August
- Facility tour invitations
- Newsletter content
- Ribbon-cutting ceremony materials
- Banners and more



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# Questions

# Questions

- Does the board object to the City of Mountain View having a representative on the advisory board
  - representative left to City Council and Staff to decide
- What Board members would you like to be appointed to the committee (need 2)?
  - new members will be appointed after election

# Next Steps

- Sept 15-25: Housing Advisory committee meets. Produces recommendations for Trustees' consideration
- October 17th board reviews final recommendations from Committee
  - deposit
  - pets, etc...
- November - December 2024 | Applications are processed. Move-in dates scheduled