



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

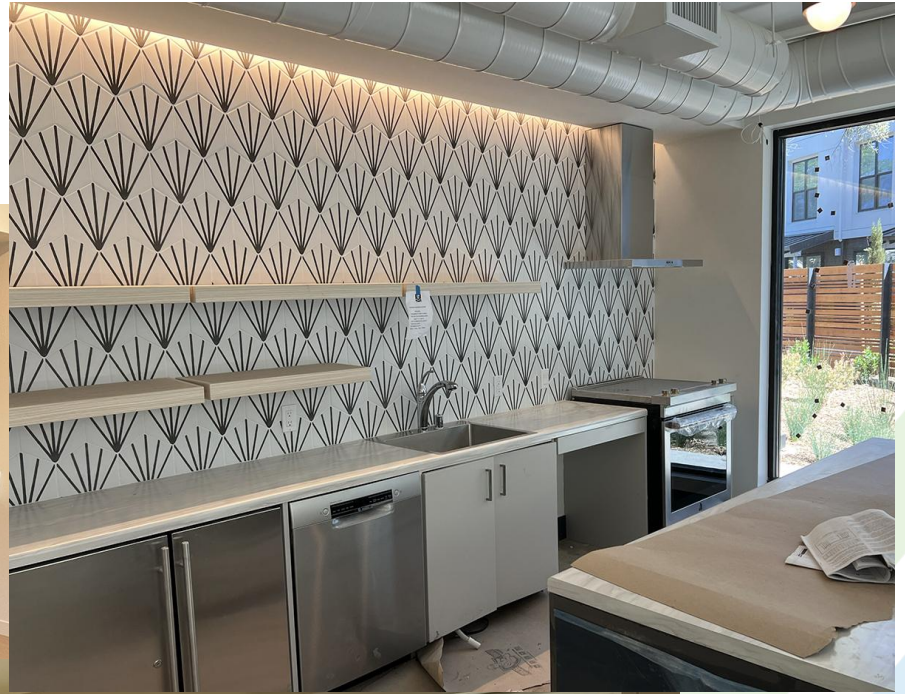


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Current Construction Progress

- 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



Mountain View Whisman School District

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

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
- 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