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Board Cover Memorandum

To Facilities Committee

From Denise Gail Saddler, Ed.D., Interim Superintendent
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koMeeting Date January 15, 2026

Subject Update on Phase 1 Feasibility Studies – Affordable Housing, Workforce Housing, and Transitional Aged Youth Housing Opportunities

Purpose This item provides an informational update to the Facilities Committee on the status, scope, and schedule of Phase 1 feasibility studies evaluating District-owned properties for potential use as Affordable Housing, Workforce Housing, and Transitional Age Youth (TAY) hubs. No action is requested at this time.

Background On September 24, 2025, the Board of Education approved Resolution No. 2526-0028, authorizing the District to proceed with Phase 1 feasibility studies for select vacant District-owned properties and to initiate Phase 2 initial property evaluations as part of the District’s Asset Management and Real Property Services Strategy. The resolution identified the scope of the Phase 1 feasibility studies and directed staff to advance this work to support informed decision-making related to long-term asset stewardship, housing opportunities, and community-serving uses.

Consistent with the Board-approved resolution, and following Board approval of Amendment No. 1 to the District’s professional services agreement with Devine and Gong, Inc. and Brookwood Equities LLC (Rivercrest), the District has launched Phase 1 feasibility studies. The amended agreement expands the scope of work to include comprehensive technical due diligence, programming and conceptual design, financial feasibility analysis, interim use considerations, and the preparation of formal Feasibility Study Reports for each Phase 1 site. The amendment also extends the contract term to June 30, 2026, to support completion of Phase 1 and initiation of Phase 2 activities.

The District continues to explore strategic opportunities to leverage underutilized assets in support of broader community, housing, and student-serving goals, while

maintaining alignment with educational priorities and long-term facilities planning.

This work builds on earlier Board direction prioritizing the evaluation of long-vacant District assets and aligns with the District's broader Asset Management Strategy, Strategic Plan, and adopted Board policies related to the use and stewardship of District property.

Phase 1 focuses on three sites, based on Board recommendation, to evaluate feasibility, risks, and opportunities before advancing any recommendations for future consideration.

Discussion

Phase 1 includes feasibility studies for Affordable Housing, Workforce Housing, and a TAY Hub at the following sites:

- Former Ralph J Bunche Academy at 1240 18th St.
- Lakeview at 746 Grand Ave.
- 1025 2nd Avenue

Each Phase 1 feasibility study includes the following core components:

- **Technical Due Diligence:**
Environmental (Phase I), geotechnical, utility capacity, structural (as applicable), slope/grade, traffic and parking, and fire safety assessments.
- **Programming and Design:**
Massing and site use studies, reuse concepts, phasing considerations, and employee and market demand analysis.
- **Financial Analysis:**
Cost modeling, operating pro formas, funding strategies, and assessment of competitiveness for public funding sources.
- **Community Engagement and Interim Use Analysis:**
Engagement to inform feasibility analysis, including best practices related to Transitional Aged Youth hubs, and evaluation of interim, low-cost community uses while long-term planning is underway.

Phase 1 Planned Schedule:

1. **Early January** – Project Alignment and Mobilization
2. **January–February** – Technical Due Diligence
3. **February–March** – Programming and Conceptual Design
 - *Late March–Mid April:* Review Due Diligence Findings and Conceptual Design
4. **April–May** – Financial Analysis and Strategy Development
 - *Late May:* Review Financial Analysis and Updated Conceptual Design
5. **June** – Review Recommended Next Steps

Phase 2 will expand preliminary analysis to additional District-owned properties, with sites to be determined based on District priorities and preliminary findings.

Phase 2 Schedule and Key Work Efforts:

1. **Early January** – Project Alignment
2. **February** – Site Investigation
3. **February–March** – Conceptual Fit Plans
 - *Late March–Mid April*: Review Site Findings and Conceptual Fit Plans
4. **March–April** – Conceptual Financial Analysis
5. **May** – Synthesis and Path Forward
 - *May–June*: Review Property Valuations and Recommended Next Steps

Phase 2 will support broader decision-making related to long-term asset strategy and potential reinvestment opportunities.

Fiscal Impact Fund 21 Building Fund Measure Y.

Attachment(s) NA