

EDUCATION WORKFORCE HOUSING WORKSHOP SERIES

Workbook | Ventura Unified School District



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WELCOME TO VENTURA UNIFIED



We serve

15,100 students

across

42 properties

and employ

807 educators

HOUSING STATUS CERTIFICATED EMPLOYEES

The average rent in our county is

\$ 2,850 per month

The average beginning teacher salary in our LEA is

\$ 49,458 per year

Meaning a beginning teacher renting an average unit spends

86% of income on rent

Our beginning teachers **CANNOT** afford median rent in our county



HOUSING STATUS CLASSIFIED EMPLOYEES

The median rent in our county is

\$ 2,850 per month

The lowest scheduled classified salary in our LEA is

\$ 28,000 per year

Meaning a beginning classified worker renting an average unit spends

122% of income on rent

Our beginning classified employees **CANNOT** afford median rent



VENTURA UNIFIED SNAPSHOT

Ventura Unified School District

District enrollment, 2019-20: **16,975 students**

Total number of properties owned: **32**

Total acres of properties owned: **492.2 acres**

Number of properties with "potentially developable" land: **28**

Total "potentially developable" acres: **278.6 acres**

Number of properties without a school: **6**

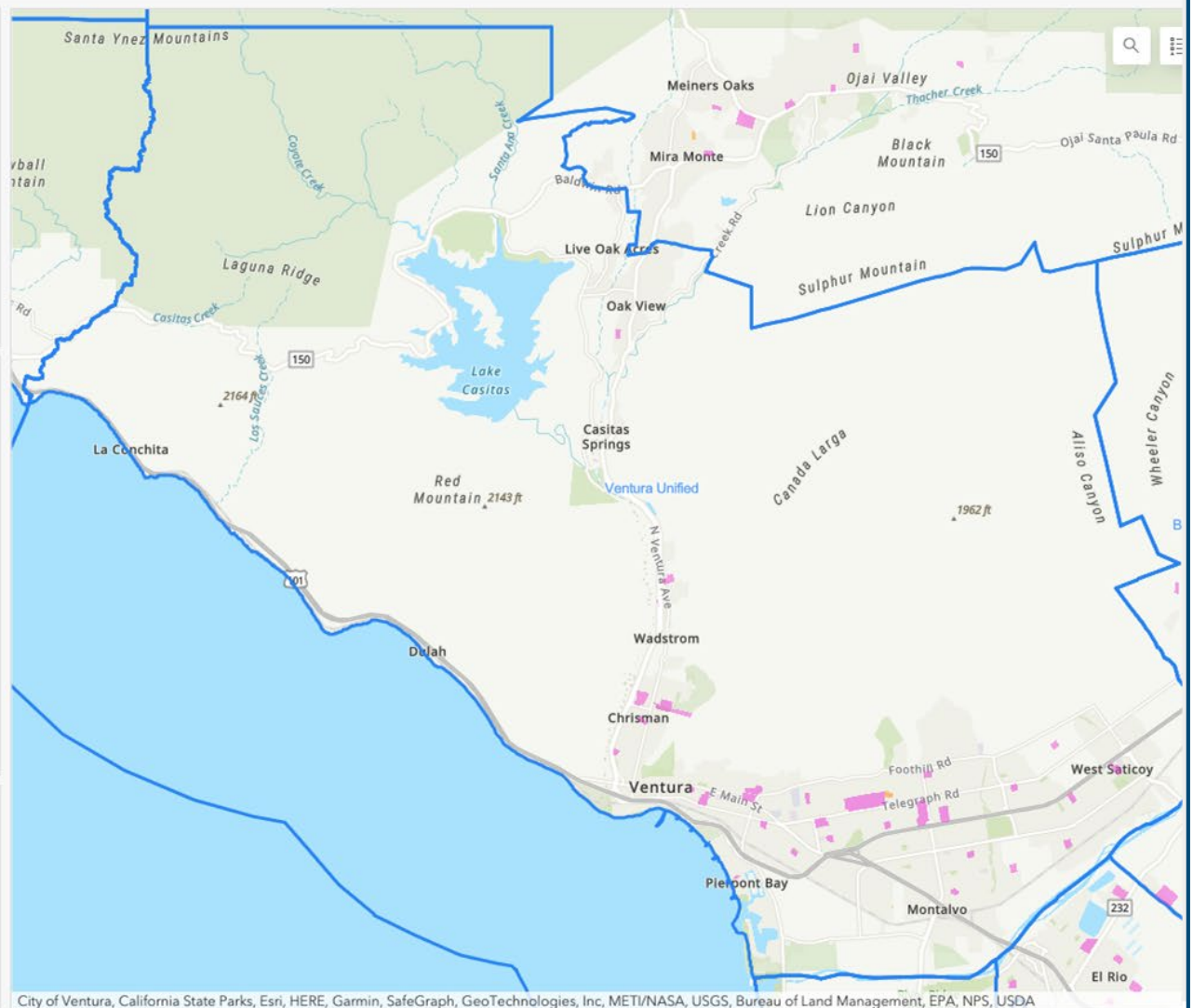
Total acres of properties without a school: **75.4 acres**

Annual teacher turnover rate, 2017-2018: **10%** (state average: 12%)

Percentage of beginning teachers in district, 2017-2018: **5%** (state average: 12%)

Selection required on one or more elements

Selection required on one or more elements



HOUSING GOALS

We are developing housing because

- our staff cannot afford to live in our community
- our schools need students
- we have surplus property that can help us retain staff

We want to develop housing that is

- consistent with the look and feel of Ventura
- that adds value for our staff and our neighbors
- environmentally and socially responsible
- accessible for all ages



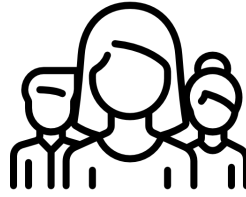


HOUSING ASSETS

We are excited about



Partnerships



Local Support



High Interest



Board Support



Good Design



Properties

We also want to discuss

- prioritizing properties
- models for rent vs ownership
- timelines (ie, reasonable expectations)

SITES OF INTEREST



VENTURA UNIFIED GOALS

What do you hope to learn from the Education Workforce Housing Workshop Series?

- How to select a good site and develop a plan that is successful
- Finding partners/funding to complement our strengths
- Estimated costs and time frames
- Pitfalls to avoid
- See educator housing in practice :
 - [Jefferson Union/Daly City](#)
 - [Casa Del Maestro](#)
 - [LAUSD](#)



VENTURA'S HOUSING NEEDS

According to State mandate, the City of Ventura's Regional Housing Needs Allocation (RHNA, or the number of units we must accommodate in the next 8 years) is

5,312 units

to be produced at the following affordability levels:

2,310 950 865 1,187

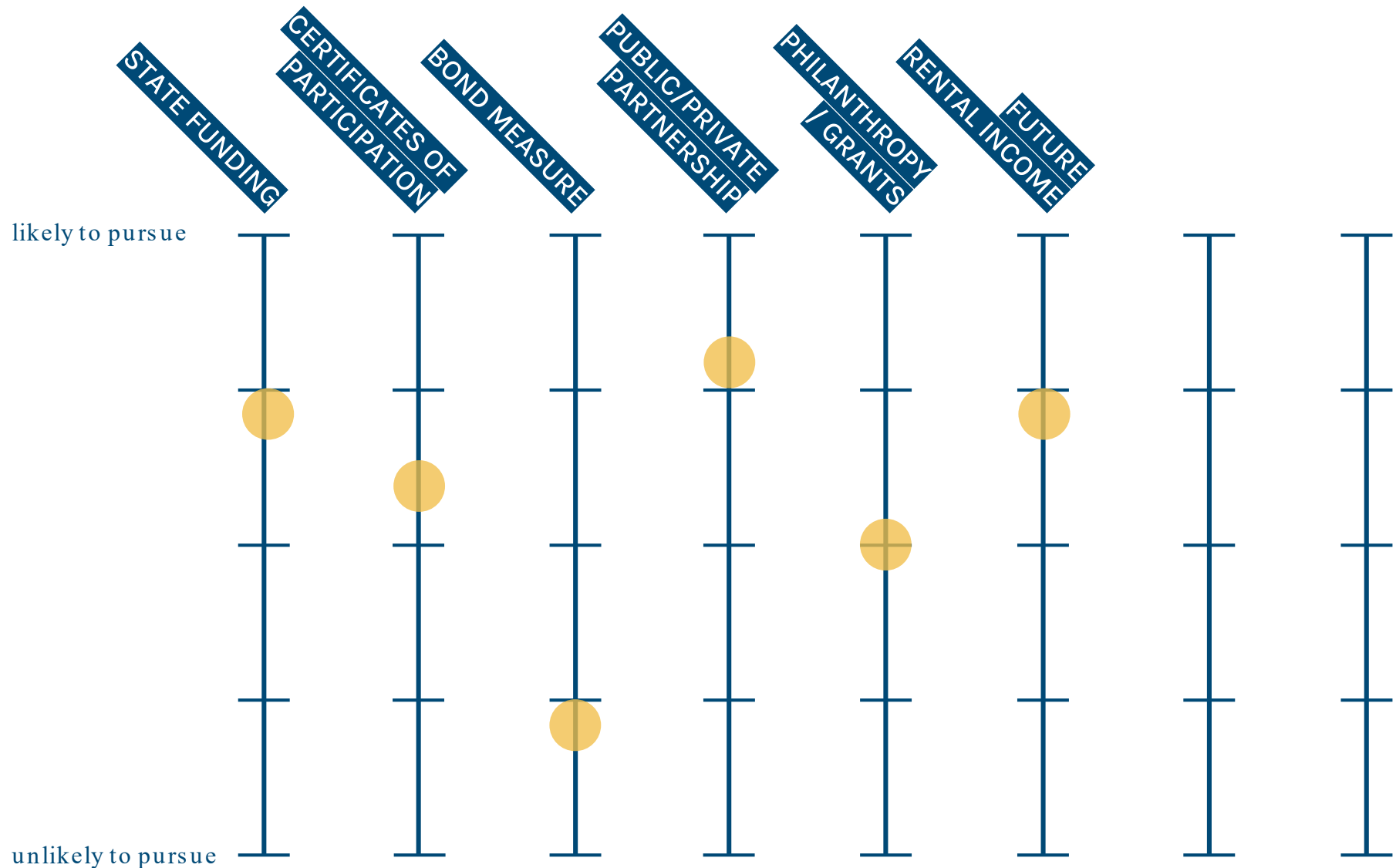
no limit moderate low very low

Education Workforce Housing **CAN HELP** our city meet required housing production goals.

Housing Element -
2021-2029
January 2022



PREFERRED EWH FINANCING TOOLS



PRELIMINARY ANALYSIS 2647 N Ventura



2647 N Ventura Ave. Ventura, CA, 93001

Property Type: **Former Campus**
Current Use: **Vacant/Boarded Up**
Remediation Needed?: **Not for land**

Property Context: **Historic School**
Borders Residential?: **Yes**

TCAC Designation: **Low Resource**
HUD DDA or QCT? **QCT**
Transit Rich Area?: **No**

Total Acreage: **7.4 acres**
Unoccupied acreage: **5 acres**

PRELIMINARY ANALYSIS 2647 N Ventura



2647 N Ventura Ave. Ventura, CA, 93001

Site Benefits:

- Vacant Land on major traffic route (inc. buses)
- Flat land with lots of new housing adjacent
- Could provide opportunity to restore historic building

Site Challenges:

- Historic school
- Community concerns about traffic

Political Context of Site:

- Oldest bldg we own
- Community interest in the school bldg for a trade school

PRELIMINARY ANALYSIS 255 W Stanley Ave



255 W Stanley Ave. Ventura, CA, 93001

Property Type: **LEA Facilities**

Current Use: **District Office; half of bldg is unused**

Remediation Needed?: **No**

Property Context: **Current District HQ**

Borders Residential?: **Yes**

TCAC Designation: **Low Resource**

HUD DDA or QCT? **QCT**

Transit Rich Area?: **No**

Total Acreage: **26 acres**

Unoccupied acreage: **16-18 acres**

PRELIMINARY ANALYSIS 255 W Stanley Ave



255 W Stanley Ave. Ventura, CA, 93001

Site Benefits:

- Large, flat space with homes nearby
- Freeway access
- City interest in redevelopment
- Close to Downtown and public buses

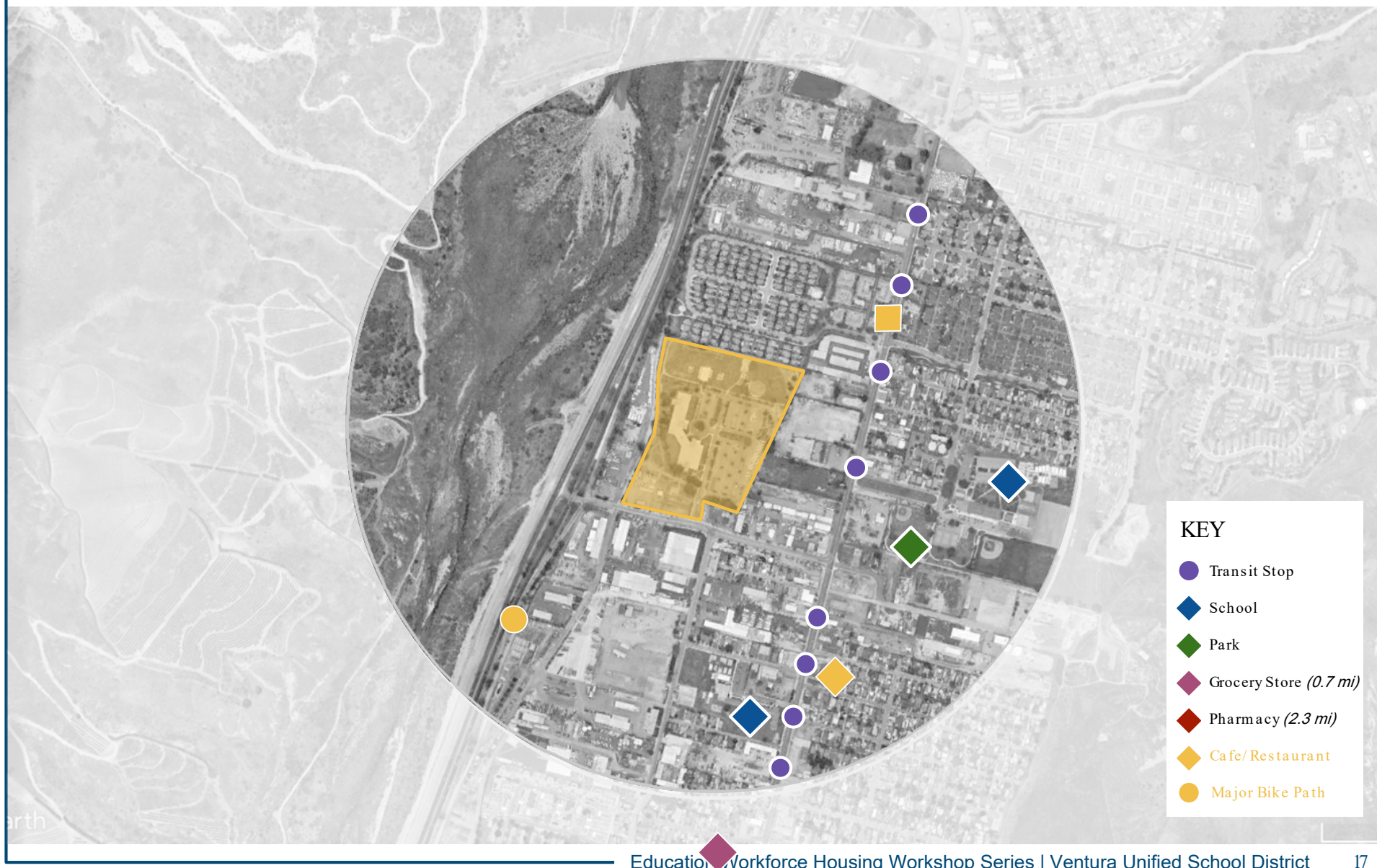
Site Challenges:

- Large
- Community opposition to heights
- Proximity to Compressor station

Political Context of Site:

- Site named for former Supt.
- Community concerns re: egress from Thomas Fire

255 W Stanley Ave - ½ Mile Asset Map



PRELIMINARY ANALYSIS 255 W Stanley Ave



Total Area 933,343 SF; 21.43 ac

GF Buildable Area 897,343 SF; 20.6 ac

du/ac N/A

| | |
|-------------------------|--------------|
| Lot Coverage @ 50%(max) | 466,671 SF |
| Stories @ 6 (max) | 2,800,029 SF |
| - 20% Open Space | 2,240,023 SF |
| 70% Efficiency* | 1,568,016 SF |
| 2-bedroom unit | 900 SF |

**70% residential space; 30% community space, circulation, facilities*

You are ALLOWED to build 0 units without a variance, general plan amendment, or other agreement/exemption.

*** Any information about density and housing units was used SOLELY for educating EWH participants and is not a reflection of the District's intent.***

PRELIMINARY ANALYSIS 255 W Stanley Ave



AB 2295

100% EWH of 10+ units

Minimum 51% affordable (lower + moderate)
of which 30% must be lower income

metropolitan du/ac: 30

units may not be limited below 642

State Density Bonus

ASSUMING 15% Low Income OR Very Low

27.5% - 50% Bonus

177 - 322 bonus units

+ bonus height

819 - 964 units allowed

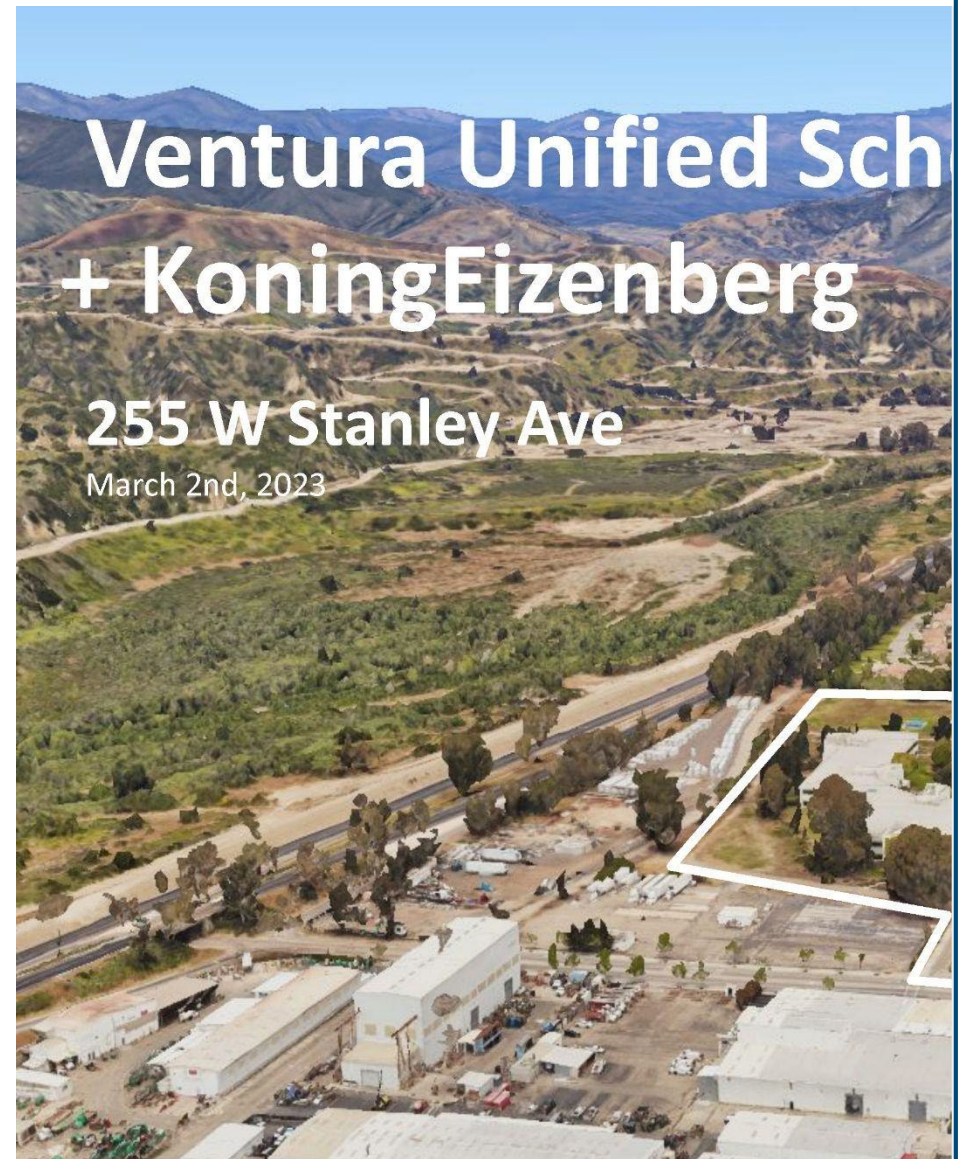
Site Yield Range

642 - 964 units

***Any information about density and housing units was used SOLELY for educational purposes and is not a reflection of the District's intent. ***

SITE MISSION / VISION/ IMPACT

- Add a variety of single -family and multi -family settings
- Create a multi -generational community that adds to the strong community connections of the area
- Lease sites to build market rate and affordable rental housing
- Reuse underutilized land for sustainable, transit -accessible development
- Lease existing commercial site to generate income and activate neighborhood.
- Protect an element of green space to connect to existing bike/walking trail.



EDUCATION WORKFORCE HOUSING GOALS

Desired tenant population
Staff housing could accommodate
young families, singles, couples and
multi -generational families.
Additional housing could be
available to working families within
partner organizations

Desired number of units

200 staff units

? Other units

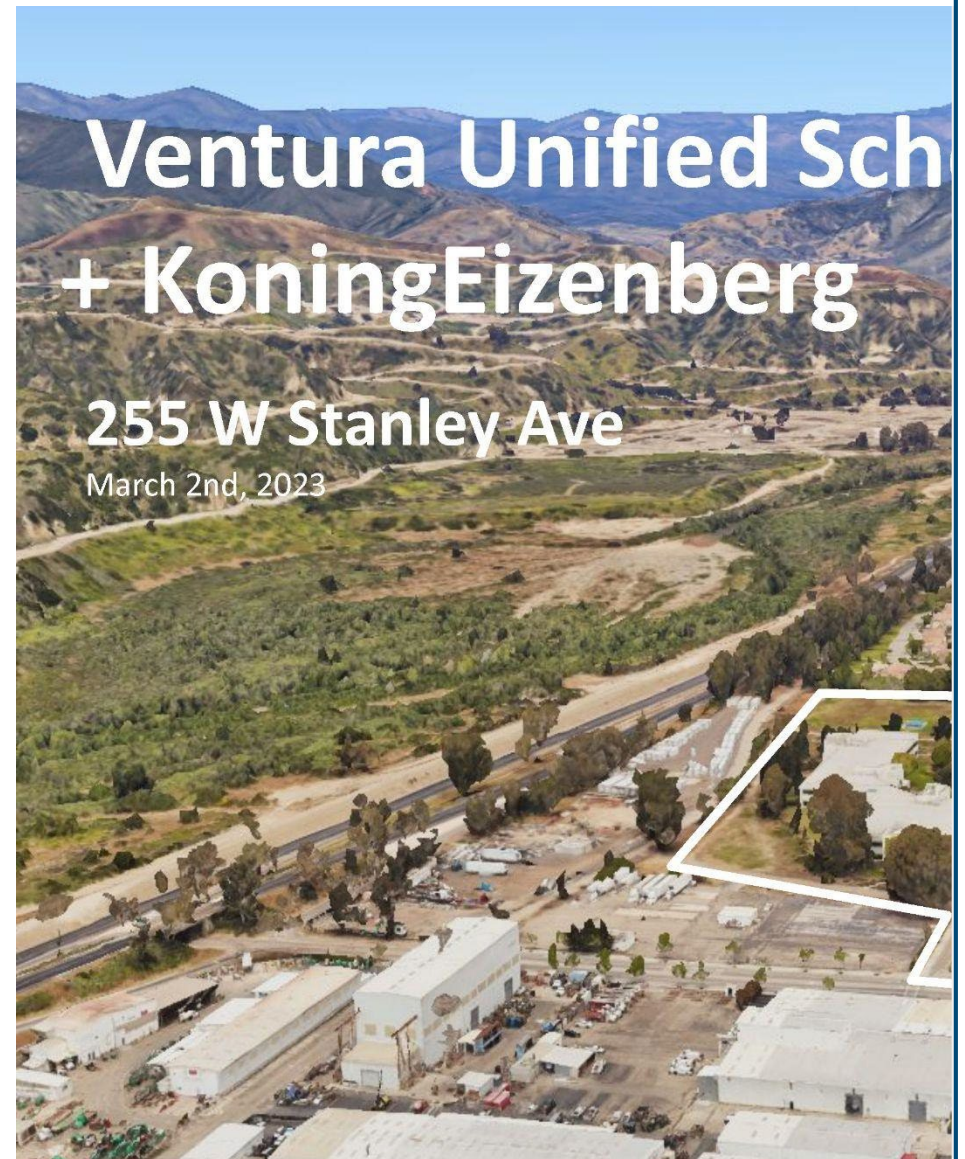
Desired unit mix (staff)

15% studios

30% 1-bed

35% 2-bed

20% 3-bed



EDUCATION WORKFORCE HOUSING GOALS

Desired resident amenities

Meeting spaces (community rooms)

Green space for exercise

Child care facility

Solar

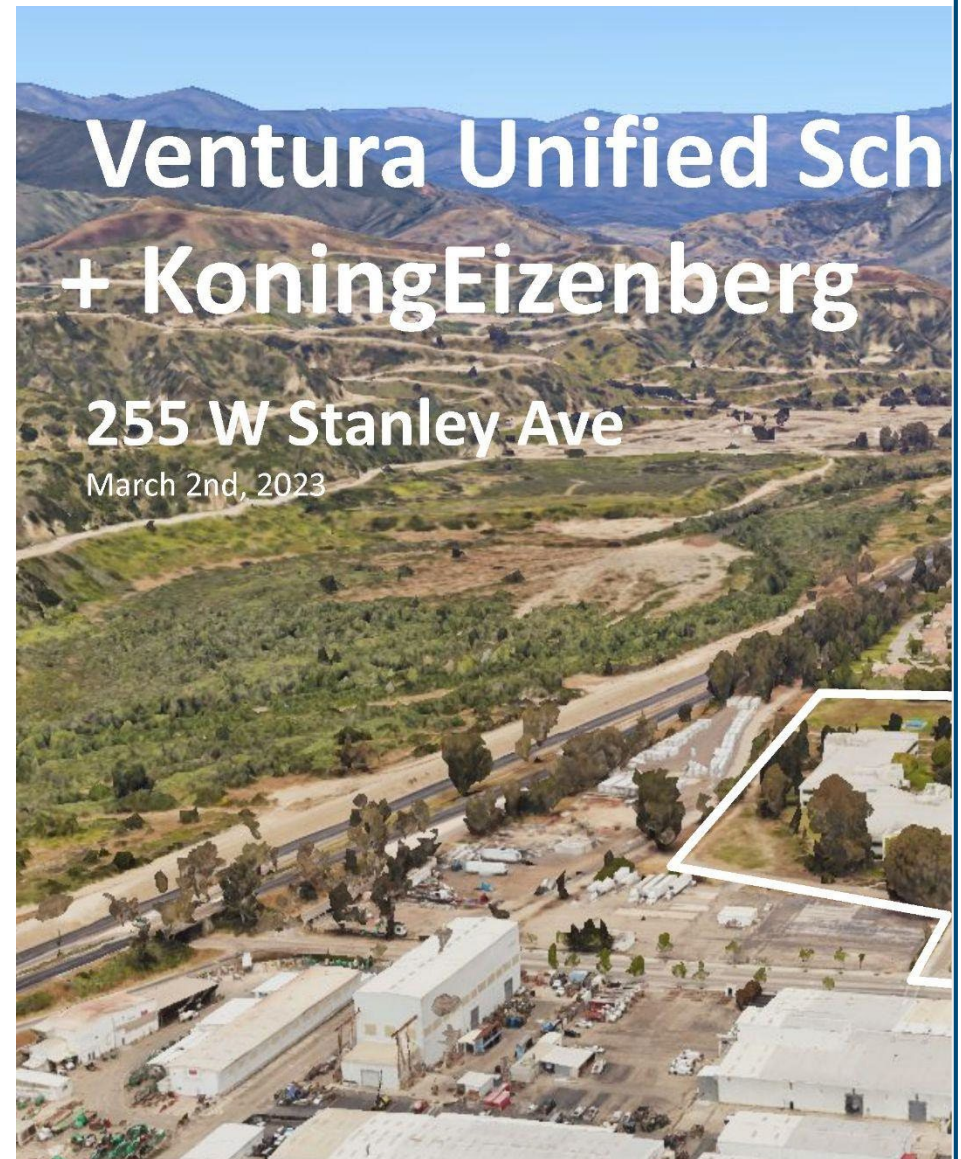
Community garden/outdoor art space

Desired LEA resources

- district office also on site
- special event storage

Desired community resources

- dog park
- public open space
- Connection to existing bike path



Development Potential

Per CityLab research to date max housing density
80 units/acre

Neighboring Community
varies - at max 15-20
units/acre

Future research needed to
reconcile city, county and
community tolerance
parameters



Surrounding Residential Density



City of Ventura Draft Land Use Designations

Mixed Use

Mixed Use 1/ Coastal Mixed Use 1* (0-30 du/ac | 1.75 FAR)

Up to 3 stories/45 feet. Mixed use areas blending residential, commercial, and retail uses and public spaces in a walkable urban environment. Buildings can be residential over retail, commercial, or just residential (including townhome live-work, retail, office, office over retail, and low-rise mixed use). The top floor may be a percentage of the total building area.



Mixed Use 2/ Coastal Mixed Use 2* (30.1-54 du/ac | 2.25 FAR)

Up to 4 stories/55 feet. A moderate density mixed use designation allowing a broad range of commercial, office, and residential uses and public spaces serving both surrounding neighborhoods and visitors from nearby areas. Buildings can be residential over retail, commercial, or just residential (including townhome live-work, retail, office, office over retail, and low-rise mixed use). The top floor may be a percentage of the total building area.



Mixed Use 3/ Coastal Mixed Use 3* (45-65 du/ac | 2.75 FAR)

Up to 5 stories/65 feet. Higher density mixed use corridors or districts that create a more walkable, urban environment in limited areas of the City. Buildings can be residential over retail, commercial, or just residential (including low-rise residential, low-rise mixed use, retail, office mixed, and townhome live-work). The top floor may be a percentage of the total building area.



Mixed Use 4/ Coastal Mixed Use 4* (65.1-80 du/ac | 3.25 FAR)

Up to 6 stories/75 feet. A vertical or horizontal mix of uses with retail, office, and/or residential. Building can be residential over retail, commercial, or just residential (including low-rise residential, low-rise mixed use, retail, office mixed, and townhome live-work). The top floor may be a percentage of the total building area.



NEXT STEPS TO CONSIDER:

Board Resolution Identifying Need:

Staff Questionnaire: Draft currently available, ideally distribute before summer

Identify Potential Partners: City of Ventura, other agencies.

Prioritize Site for Consideration: Board and community input

RFQ vs RFP

RESOURCES FOR BOARD/COMMUNITY:

[CSBA 21st Century Schools \(Housing report\)](#)

[CSBA Educator Workforce Housing Handbook](#)

[SB 2295](#): Legislation enabling development of district land for workforce housing.

News Articles: [The Guardian](#), [The Hill](#), [EdSource](#), [NEA](#)

ADMINISTERING MEDICATION AND MONITORING HEALTH CONDITIONS ADMINISTRATION REGULATION

The Governing Board believes that regular school attendance is critical to student learning and that students who need to take medication prescribed or ordered for them by their authorized health care providers should have an opportunity to participate in the educational program. (cf. 5113 - Absences and Excuses) (cf. 5113.1 - Chronic Absence and Truancy)

Any medication prescribed for a student with a disability who is qualified to receive services under the Individuals with Disabilities Education Act or Section 504 of the Rehabilitation Act of 1973 shall be administered in accordance with the student's individualized education program or Section 504 services plan as applicable. (cf. 6159 - Individualized Education Program) (cf. 6164.6 - Identification and Education Under Section 504)

For the administration of medication to other students during school or school-related activities, the Superintendent or designee shall develop protocols which shall include options for allowing a parent/guardian to administer medication to his/her child at school, designate other individuals to do so on his/her behalf, and, with the child's authorized health care provider's approval, request the district's permission for his/her child to self-administer a medication or self-monitor and/or self-test for a medical condition. Such processes shall be implemented in a manner that preserves campus security, minimizes instructional interruptions, and promotes student safety and privacy. (cf. 1250 - Visitors/Outsiders) (cf. 5141 - Health Care and Emergencies) (cf. 5141.22 - Infectious Diseases) (cf. 5141.23 - Asthma Management) (cf. 5141.27 - Food Allergies/Special Dietary Needs) (cf. 6116 - Classroom Interruptions)

Administration of Medication by School Personnel

Any medication prescribed by an authorized health care provider, including, but not limited to, emergency antiseizure medication for a student who suffers epileptic seizures, auto-injectable epinephrine, insulin, or glucagon, may be administered by the school nurse or other designated school personnel only when the Superintendent or designee has received written statements from both the student's parent/guardian and authorized health care provider. (Education Code 49414.7, 49423; 5 CCR 600)

When medically unlicensed school personnel are authorized by law to administer any medication to students, such as emergency antiseizure medication, auto-injectable epinephrine, insulin, or glucagon, the Superintendent or designee shall ensure that school personnel designated to administer any medication receive appropriate training and, as necessary, retraining from school nurse or qualified medical personnel before any medication is administered. At a minimum, the training shall cover how and when such medication should be administered, the recognition of symptoms and treatment, emergency follow-up procedures, and the proper documentation and storage of medication. Such trained, unlicensed designated school personnel shall be supervised by, and provided with immediate communication access to, a school nurse, physician, or other appropriate individual. (Education Code 49414, 49414.5, 49414.7, 49423, 49423.1)

Emergency Medications and Opioid Overdose

The Superintendent or designee shall make naloxone hydrochloride or another opioid antagonist available for emergency medical aid to any person suffering, or reasonably believed to be suffering, from an opioid overdose. (Education Code 48914.3)

When available at the school site, the school nurse shall provide emergency naloxone hydrochloride or another opioid antagonist for emergency medical aid to any person exhibiting potentially life-threatening symptoms of an opioid overdose at school or a school activity. Other designated personnel who have volunteered and have received training may administer such medication when a school nurse or physician is unavailable, and shall only administer the medication by nasal spray or auto-injector. (Education Code 49414.3)

At least once per year, the Superintendent or designee shall distribute to all staff a notice requesting volunteers to be trained to administer naloxone hydrochloride or another opioid antagonist, describing the training that the volunteer will receive, and explaining the right of the volunteer to rescind the offer to volunteer at any time, including after receiving training. The notice shall also include a statement that no benefit will be granted to or withheld from any employee based on the offer to volunteer and that there be no retaliation against any employee for rescinding the offer to volunteer. (Education Code 49414.3)

The Superintendent or designee shall maintain documentation of the training and ongoing supervision, as well as annual written verification of competency of other designated school personnel. (cf. 4131 - Staff Development) (cf. 4231 - Staff Development) (cf. 4331 - Staff Development)

School nurses and other designated school personnel shall administer medications to students in accordance with law, Board policy, and administrative regulation and shall be afforded appropriate liability protection. (cf. 3530 - Risk Management/Insurance) (cf. 4119.42/4219.42/4319.42 - Exposure Control Plan for Bloodborne Pathogens) (cf. 4119.43/4219.43/4319.43 - Universal Precautions)

Legal Reference:

EDUCATION CODE

48980 Notification at beginning of term

49407 Liability for treatment

49408 Emergency information

49414 Emergency epinephrine auto-injectors

49414.5 Providing school personnel with voluntary emergency training

49414.7 Emergency medical assistance: administration of epilepsy medication

49422-49427 Employment of medical personnel, especially:

49423 Administration of prescribed medication for student

49423.1 Inhaled asthma medication

49480 Continuing medication regimen; notice

BUSINESS AND PROFESSIONS CODE

2700-2837 Nursing, especially:

2726 Authority not conferred

2727 Exceptions in general

3501 Definitions

4119.2 Acquisition of epinephrine auto-injectors

CODE OF REGULATIONS, TITLE 5

600-611 Administering medication to students

620-627 Administration of emergency antiseizure medication by trained volunteer nonmedical school personnel

UNITED STATES CODE, TITLE 20

1232g Family Educational Rights and Privacy Act of 1974

1400-1482 Individuals with Disabilities Education Act

UNITED STATES CODE, TITLE 29

794 Rehabilitation Act of 1973, Section 504

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