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HOUSING INITIATIVE UPDATE

Fairfax Senior HS Community Meeting
July 15, 2025



Meeting Logistics



For translation, click the globe icon, then select Interpretation and choose your language.

Para escuchar la traducción, haga clic en el ícono del globo, elija "Interpretación" y seleccione su idioma.

Meeting Logistics



All attendee audio and video are off.



Type your questions via Zoom Q&A. We will answer questions at the end of our meeting.



If your question is not answered, please note that all questions will be documented by the project team and will be shared on the Workforce Housing FAQ page.



Please be respectful with your questions and do not share any sensitive personal information, as these will be recorded.



The session will be recorded and available to view online after our meeting.

Sharing Your Feedback



Type Questions in the Zoom Q&A Function



Participate in Zoom Polls during the Webinar



Visit the <https://www.laschools.org/new-site/workforcehousing/>



Email housing-assessment@lausd.net

Who's in the room?

Nice to meet you!

Please let us know who you are in the Zoom pop-up poll:



**School
Staff**



**School
Administrators**



**Operations &
Services**
(Custodial, food
services, etc.)



**Other District
Staff**



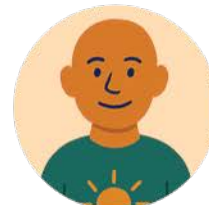
**Parents /
Caregivers**



Students



**Neighbors /
Residents**



**Community-
based Org**



**Elected
Official /
Governments**



Other
(please specify)

Meeting Purpose

Inform the community about LAUSD's efforts to **develop affordable workforce housing** on District-owned property, explain why **housing is needed**, and discuss the property at 1049 N. Fairfax Ave. as a possible site for future workforce housing.

The Team

Isela Lopez, Facilities Development Manager, LAUSD

Ann Volz, President, Volz Company

Kelly VanOteghem, Housing Specialist, Gensler

Midori Mizuhara, Community Engagement Lead, Gensler

Today's Agenda

- 1. Overview & Goals**
- 2. The Need for Housing**
- 3. Property Analysis Findings**
- 4. Site Overview & Context**
- 5. Timeline & Next Steps**



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LAUSD Housing Initiative Overview & Goals

LAUSD Housing Initiative Overview

Assess possibilities and opportunities to better utilize land & provide more attainable housing for District employees



Goals

1. **Attract and retain** qualified teachers and staff
2. Make LAUSD more competitive and be an **employer of choice**
3. Support **better work-life balance** by living closer to the workplace which can reduce stressors, improve mental and physical health
4. **Reduce commute times** and have a positive impact on the environment
6. Employees can live in and become a **part of the communities** they serve
7. Ensure resources are being utilized for their **highest and best use** to support students and staff



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The Need for Housing

What is affordable housing?

- Affordable housing means a **household spends no more than 30% of its income on rent and utilities.**
- These are rental apartments, designed to be affordable to people with low to moderate incomes, such as teachers, school staff, service workers, and seniors.
- Affordable housing is professionally managed, safe, and well-designed — often located near schools, transit, and community services.
- **It helps working people stay rooted in the communities** they support — offering stable, long-term rental homes close to jobs and schools.

Understanding AMI in Affordable Housing

- AMI (Area Median Income) is the midpoint of a region's income distribution — half the households earn more, and half earn less. It is a key metric used to determine eligibility for affordable housing programs.
- Published annually by HUD (U.S. Department of Housing and Urban Development)
- Used to set income limits for housing eligibility
- The most recent data shows that the 2025 Area Median Income (AMI) for a four-person household in Los Angeles County is \$106,600—a notable increase from \$98,200 in 2024, reflecting an 8.55% rise
- Categories often include:
 - ≤ 30% AMI (~\$32k for 1-person, \$45k for 4-person) (Extremely Low Income)
 - ≤ 50% AMI (~\$53k for 1-person, \$76k for 4-person) (Very Low Income)
 - ≤ 80% AMI (~\$85k for 1-person, \$121k for 4-person) (Low Income)
 - ≤ 120% AMI (~\$89k for 1-person, \$128k for 4-person) (Moderate Income)

2024 Workforce and Family Housing Needs Assessment

Quick Overview & Summary

In 2024, LAUSD surveyed over 11,00 employees about their housing needs. The results are clear:

- **43% of respondents are housing insecure**, worried about losing their homes
- **5% are houseless**, lacking stable housing
- **34% have faced housing challenges** in the past year
- **46% have considered leaving their jobs** due to high housing costs
- **52% of employees** expressed interest in LAUSD affordable housing

These challenges impact employee retention, student success, and community stability. This is why LAUSD is exploring attainable housing on District-owned sites.

LAUSD's Workforce Housing Developments

LAUSD has a strong record of developing affordable housing on District-owned property.

Over the past 10 years, the District has completed **three multi-family housing communities** that provide affordable apartments to LAUSD employees.

These developments have helped:

- Attract and retain talented staff
- Reduce commute times
- Strengthen school-community connections

We are now looking to **build on this success** and expand affordable housing options for more of our workforce.

LAUSD's Workforce Housing Developments



Sage Park
Gardena, CA



Norwood Learning Village
Los Angeles, CA



Selma Community Housing
Hollywood, CA

Potential Housing Sites

In response to the significant housing challenges identified in our 2024 survey, the District reviewed its full real estate inventory to identify properties that could support affordable housing development.

We selected **9 vacant sites** based on the following criteria:

- **Vacant and unused**, with no current instructional or operational programs
- **No relocation of school services** required
- **Located in residentially zoned areas** appropriate for housing
- **Would not disrupt existing school operations or planned future use**
- Today, we're here to talk with you about one of these properties – the site located at **1049 N. Fairfax Avenue, near Fairfax Senior High School.**



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Study Overview and Key Considerations

The Volz Company/Gensler Team

Volz Company

Real Estate Advisor



Ann
Volz



AJ
Yoon



Alexia
Leonardo

Gensler

Site Planning Considerations +
Stakeholder Alignment & Community Outreach



Kelly
VanOteghem



Clair
Souki



Kevin
Rosenstein



Midori
Mizuhara

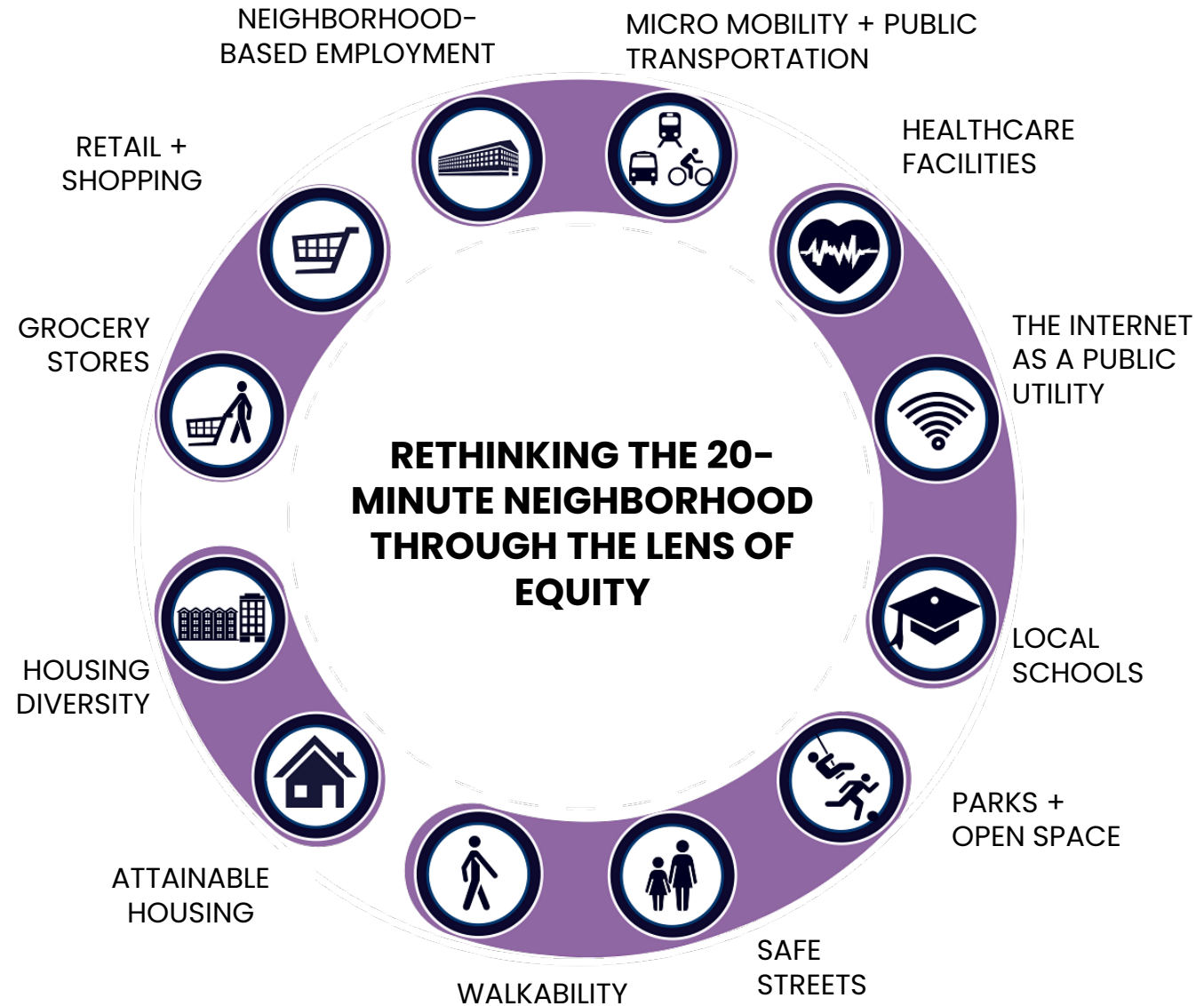


Madison
Wilson



Mithila
Kedambadi

Attainable Housing Contributes to Livable Neighborhoods



Focus on Employee Housing

Both employee and family housing options were evaluated in the process.

Based on property analysis findings the District is moving forward with employee housing to maximize feasibility, alignment with current legislation and strategic goals.

Opportunities?

If you or your organization has access to resources that could help overcome these barriers and support family housing development, we welcome your ideas and would be glad to explore them.



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Site Overview & Context

Site Feasibility Considerations

How will sites be assessed for **viability**?



Land Use & Planning Alignment

- Zoning and allowable uses
- Consistency with local planning policies



Site Size & Shape

- Total buildable area
- Lot shape and layout efficiency



Access & Connectivity

- Frontage and access to main roads
- Proximity to public transit



Physical Constraints

- Topography or environmental limitations
- Existing structures or required site prep



Proximity To Key Amenities

- Distance to jobs, schools, and public services
- Access to commercial or retail areas

Factors Influencing Development



Financial Modeling

Evaluate **multiple scenarios**, such as mixed-income models and third-party funding.



Housing Eligibility

Establish **thoughtful policies** to preserve housing opportunities for current District staff while managing unit availability.



Tax Credits and Subsidies

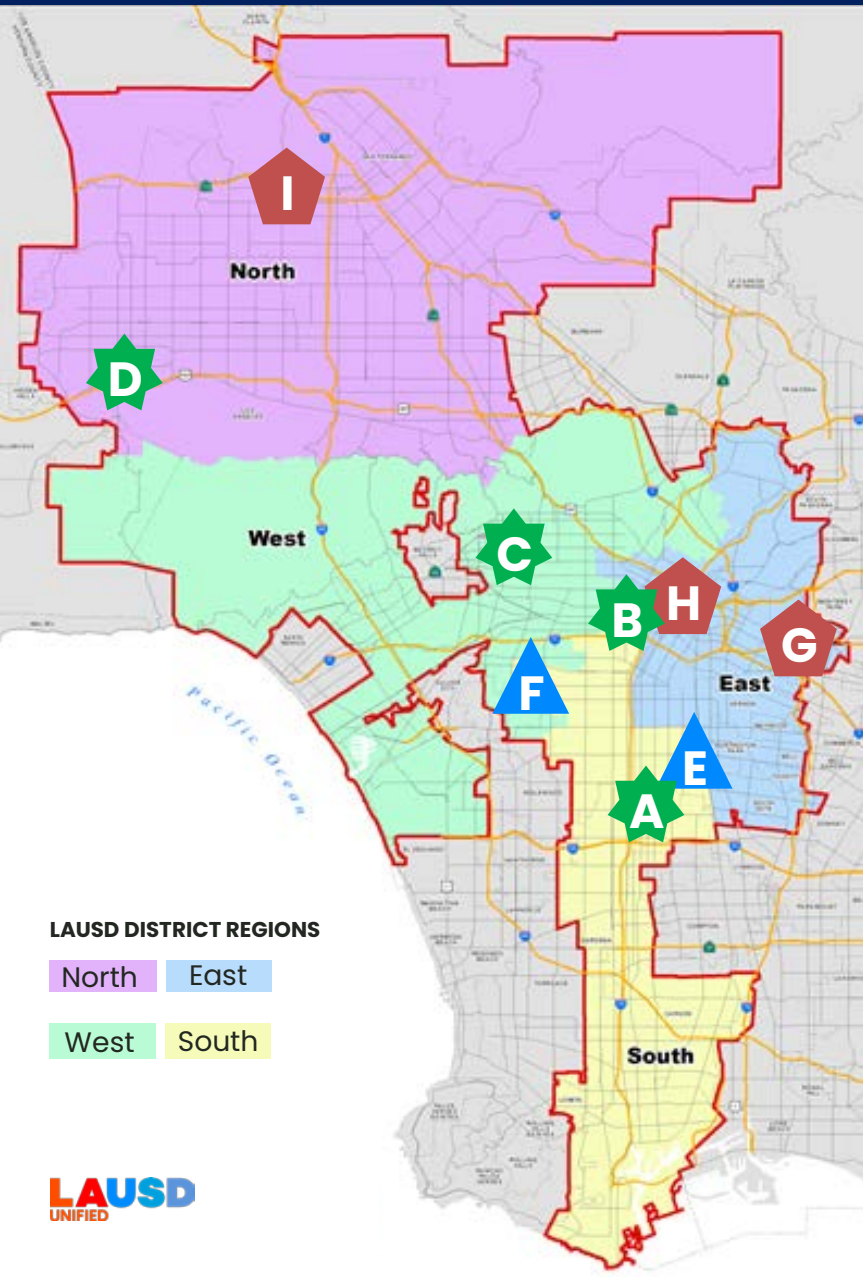
Explore **creative solutions** like public-private partnership models or leveraging tax credits to meet affordability goals.



Target Population(s) to Serve

Different market populations will likely require different financial solutions and accommodations influencing development options.

Potential Sites for Housing Development



LAUSD DISTRICT REGIONS

North East
West South

9 Vacant District Properties

★ VIABLE SITES

Site A | 11300 Main St. | BD7
Vacant parcel adjacent to Samuel Gompers MS
Zone: PF-1 Public Facilities

Site C | 1049 N. Fairfax Ave. | BD4
Fairfax COS
Zone: PF Public Facilities

Site B | 911 Hoover St. | BD5
Vacant paved lot at NW corner of Hoover ES
Zone: R4-1 Multiple Dwelling

Site D | 5717 N. Rudnick Ave. | BD4
Former Collins Site
Zone: [Q]PF-IXL Public Facilities

▲ DEFER – Suitable but requires further investigation

Site E | 5707 S. Avalon Blvd. | BD7
Vacant parcel near LA Academy MS

Site F | 4523 W. Exposition Blvd. | BD1
Paved parking lot near Dorsey HS

◆ REPURPOSE – Not recommended for housing development

Site G | 4315 New York St. | BD2
Vacant parcel near Hilda Solis Learning Academy

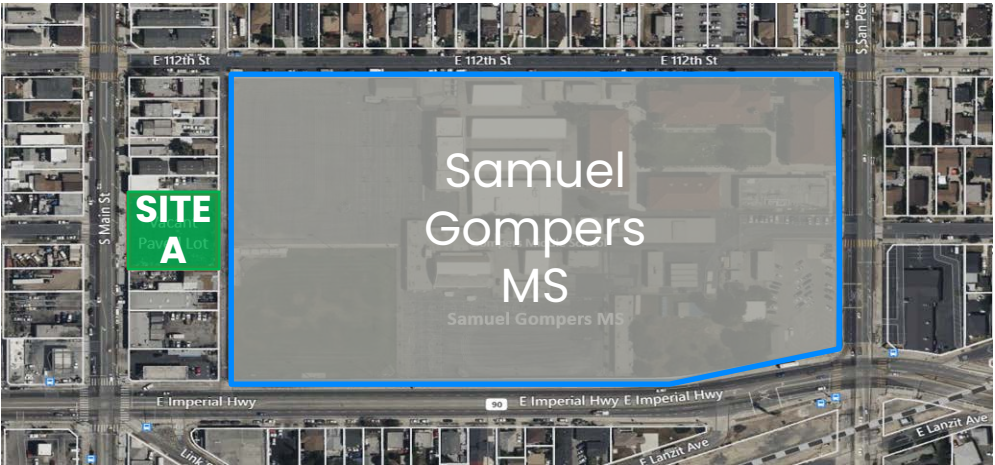
Site I | 10339 Balboa Blvd. | BD3
Granada Hills Medical Building

Site H | 152-164 N. Toluca St. | BD2
Vacant parcel adjacent to Vista Hermosa

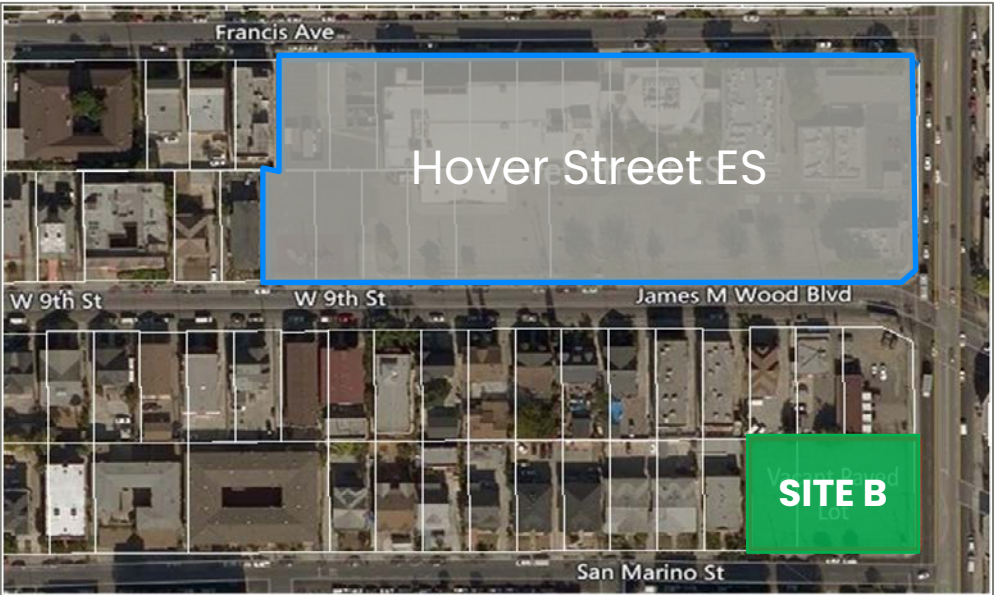
Assessment of 4 Viable Sites for Housing Development

SITE	ADDRESS	LOCATION	HOUSING DENSITY	OPPORTUNITIES AND CHALLENGES
A	11300 S. Main St.	Vacant parcel adjacent to Samuel Gompers MS	Moderate	Good site size for residential use C2 zoning supports our vision Near schools , ideal for families
B	911 Hoover St.	Vacant Parcel lot at NW Corner of Hoover ES	Moderate	Strong development potential due to site size and zoning Desirable location near vibrant retail and amenities Highly accessible with nearby transit options
C	1049 N. Fairfax Ave.	Fairfax COS	Low	Prime location near top retail and amenities Large, flexible site ideal for development Excellent walkability and transit access
D	5717 N. Rudnick Ave.	Former Collins Site	Moderate	Large site strong development potential Great residential location near parks, schools, and amenities Existing infrastructure supports efficient development

Aerial Views of 4 Viable Sites



◀ Site A – 11300 Main St.



◀ Site B – 911 Hoover St.



▲ Site C – 1049 N. Fairfax Ave.



▲ Site D – 5717 N. Rudnick Ave.
(Former Collins Site)

Site C | 1049 N. Fairfax Ave.

 VIABLE SITE





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Timeline & Next Steps

Timeline/ Next Steps

Where We Are Today:

- Sharing our findings with the community
- Seeking your feedback on the 1049 N. Fairfax Ave. Site

Next Steps:

Complete Site Feasibility (Summer 2025)

- Finalize site analysis to determine if housing is financially feasible and viable for affordable housing
- Develop preliminary proposal details.

Community Feedback (Summer 2025)

- Return to the community with feasibility findings and share specific details about what the District is considering for the 1049 N. Fairfax Avenue site.
- Respond to community input received and seek additional community input.

Board Recommendation (Fall 2025)

- Present feasibility findings and community feedback to the Board of Education
- If feasible, request Board approval to issue a Request for Proposals to qualified housing developers

Timeline/ Next Steps Continued

RFP Process (Fall 2025)

- Issue competitive Request for Proposals to experienced affordable housing developers
- Evaluate proposals based on community priorities, financial terms, and development experience

Final Board Recommendation (Winter 2025/2026 – if responses received)

- Present recommended proposal and project details to Board for final approval
- Notify the community of the selected proposer and project details

If a proposer is selected, we will continue engaging with the community throughout the planning, design, and construction phases of the project.



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QUESTIONS



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THANK YOU!

Please stay in touch by visiting

<https://www.laschools.org/new-site/workforcehousing/>

or

email housing-assessment@lausd.net