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HOUSING INITIATIVE UPDATE

Fairfax HS Community Meeting
August 19th, 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**



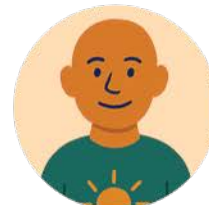
**Parents /
Caregivers**



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 and provide updates from prior community engagements.

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. Initiative Overview & Timeline**
- 2. The Need for Housing**
- 3. Overview of Potential Housing Sites**
- 4. Round 1 Community Feedback**
- 5. Next Steps**



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LAUSD Housing Initiative Overview , Goals, & Timeline

LAUSD Housing Initiative Overview

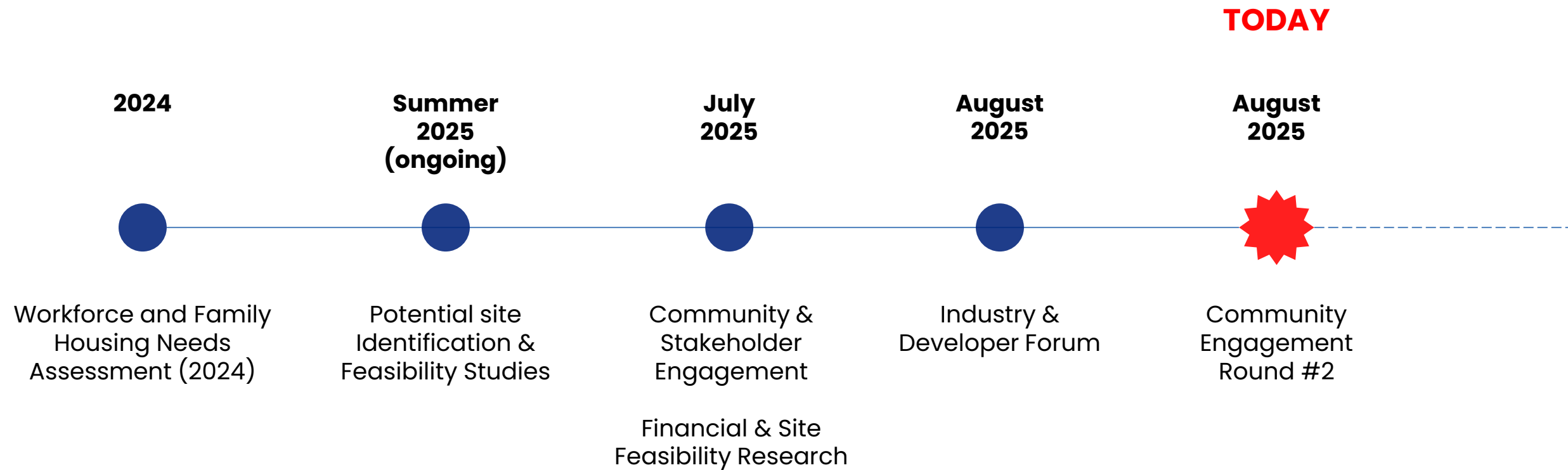
Assess possibilities and opportunities to better utilize land & provide more attainable housing for District employees



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

Where We Are Today





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The Need for Housing

What is affordable housing?



Housing is considered **affordable** when a household pays **no more than 30%** of their gross income for housing costs.

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.

What is affordable housing?

Household spends no more than 30% of its income on rent and utilities.

Rental apartments, designed to be affordable to people with low to moderate incomes, are professionally managed, safe, and well-designed and **help working people stay rooted in the communities** they support — long-term rental homes close to jobs and schools.

Affordable housing income limits are set by HUD and include categories ranging from $\leq 30\%$ AMI (Extremely Low Income) to $\leq 120\%$ AMI (Moderate Income).

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.



Sage Park
Gardena, CA



Norwood Learning Village
Los Angeles, CA



Selma Community Housing
Hollywood, CA

2024 Workforce and Family Housing Needs Assessment

Quick Overview & Summary

In 2024, LAUSD surveyed over 11,000 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.

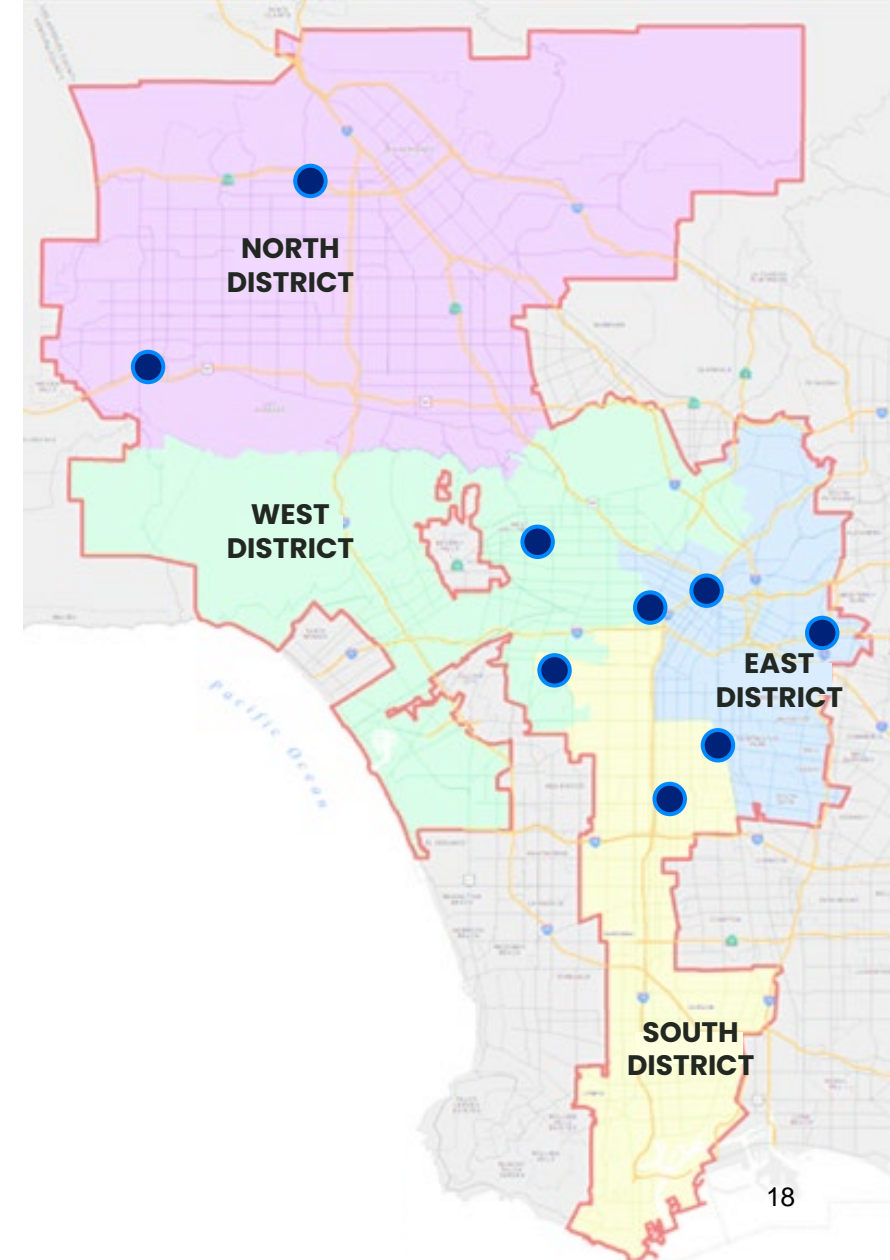
Potential Housing Sites

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 Ave. , near Fairfax Senior High School.**





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Overview of Potential Housing Sites

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

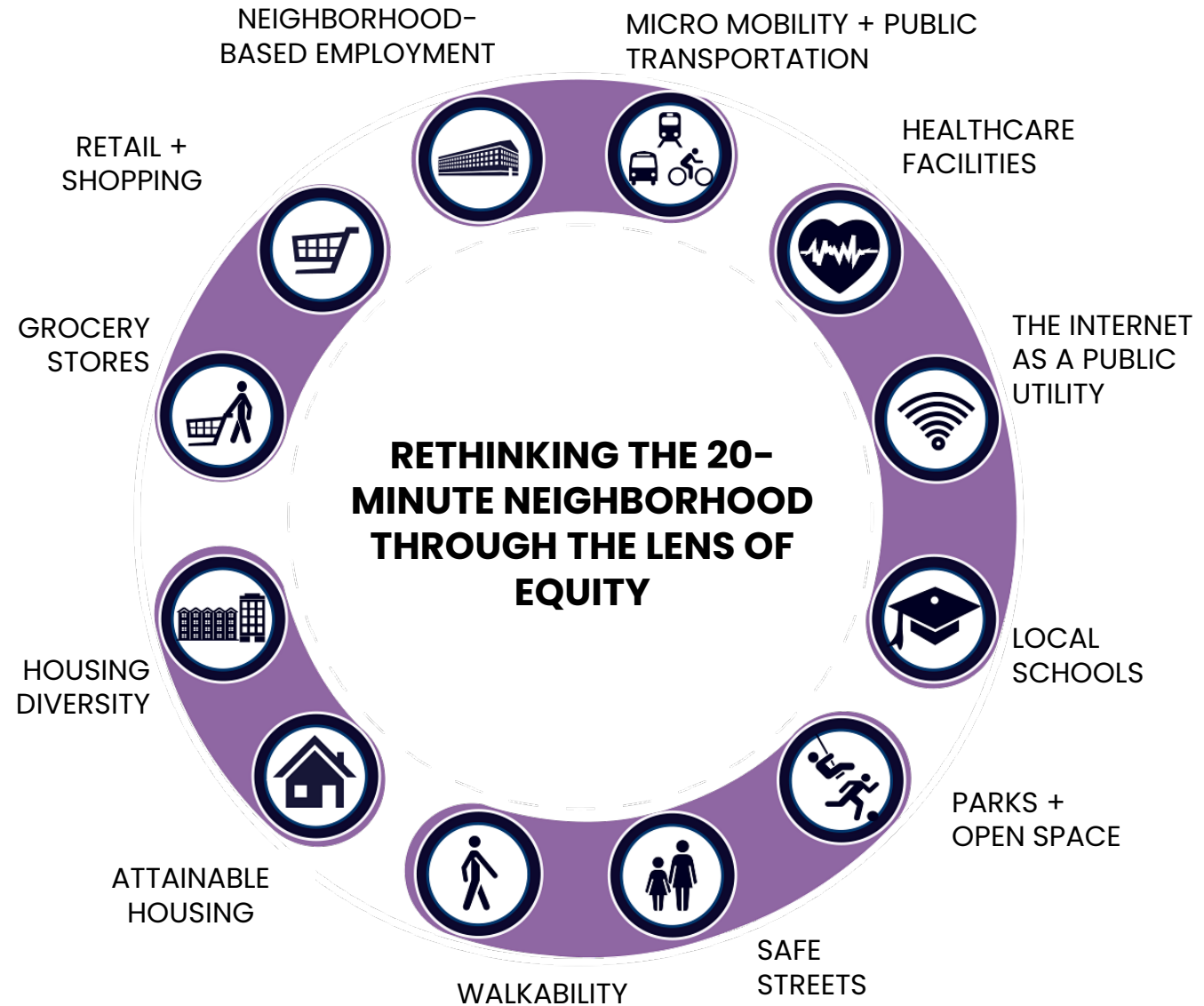


Madison
Wilson



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

We evaluated 9 District-owned sites for **viability** considering the following:



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

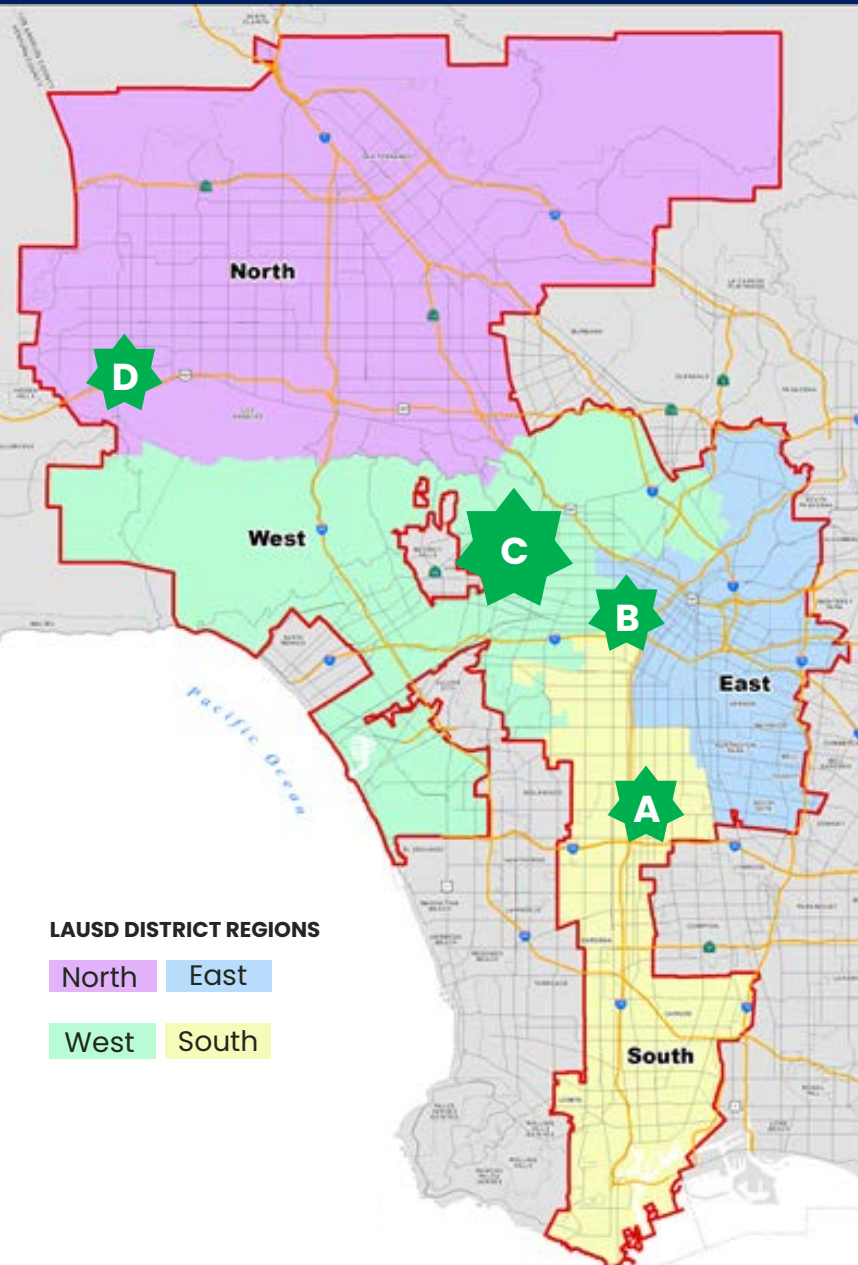
Explore **creative solutions** like public-private partnership models or leveraging tax credits to meet affordability goals.



Target Population(s) to Serve

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

Identification of 4 Viable Sites



VIABLE SITES

Advance to seek proposal development

Site A | 11300 Main St. | BD7

Vacant parcel adjacent to Samuel Gompers MS
Zone: PF-1 Public Facilities

Site B | 911 Hoover St. | BD5

Vacant paved lot at NW corner of Hoover ES
Zone: R4-1 Multiple Dwelling

Site C | 1049 N. Fairfax Ave. | BD4

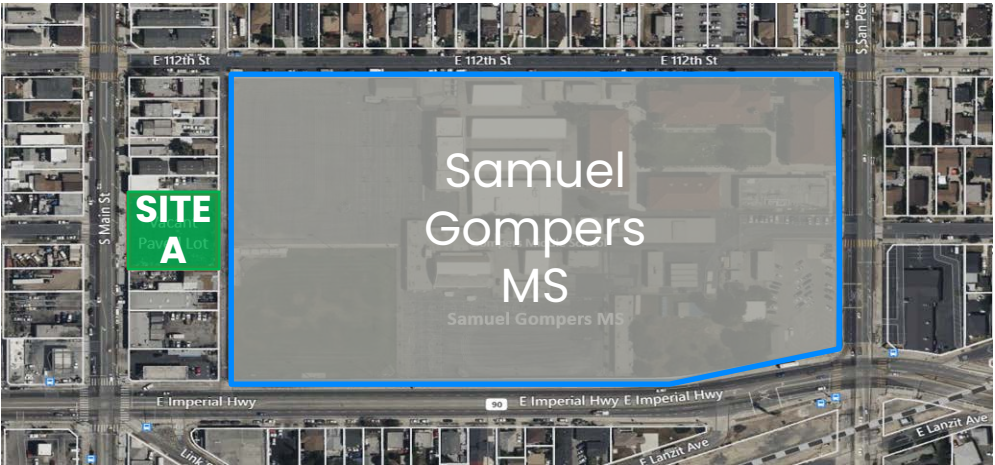
Fairfax COS
Zone: PF Public Facilities

Site D | 5717 N. Rudnick Ave. | BD4

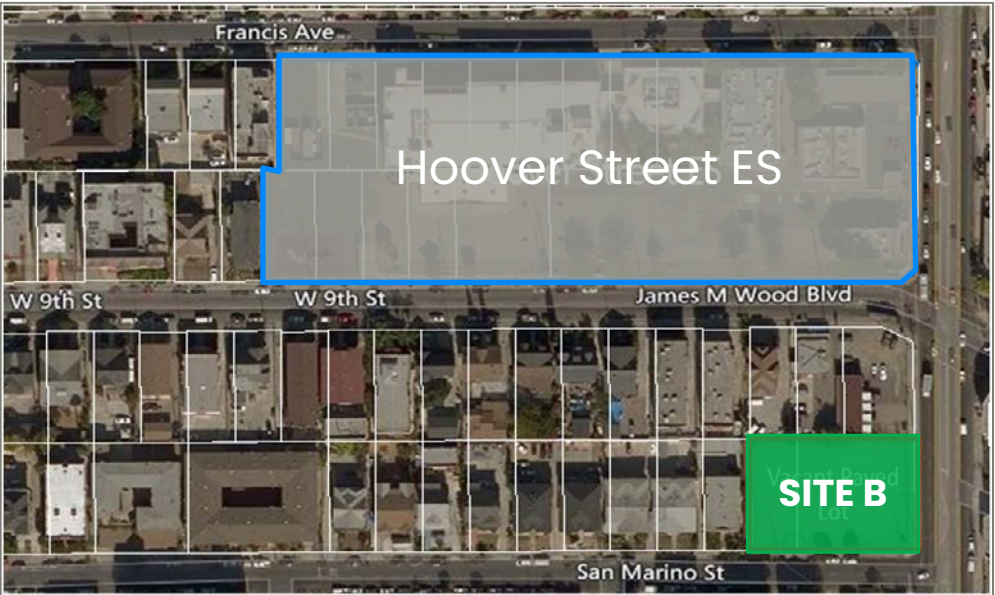
Former Collins Site
Zone: [Q]PF-1XL Public Facilities

**TODAY'S
DISCUSSION**

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



Fairfax COS Site

Site Details:

- Lot Size: 1.4 Acres
- Board of Education District: 4
- Region: West
- Zone: PF Public Facilities
- Closest School(s)
 - Gardner Street Elementary School – 0.6 miles
 - Fairfax Senior High School – 0.9 miles
 - Larchmont Charter School – 0.9 miles

Advantages:

- Excellent location with access to high-quality retail and amenities
- Large site with flexible development potential
- Strong walkability and transit access
- No major physical constraints

Challenges:

- Mature trees could limit or influence design to maintain them
- Health and value assessment of the trees required
- Existing buildings to be removed

Neighborhood Score



Walker's Paradise
Daily errands do not require a car.



Good Transit
Many nearby public transportation options.



Bikeable
Some bike infrastructure.





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July 2025 Community Feedback

How We Engaged

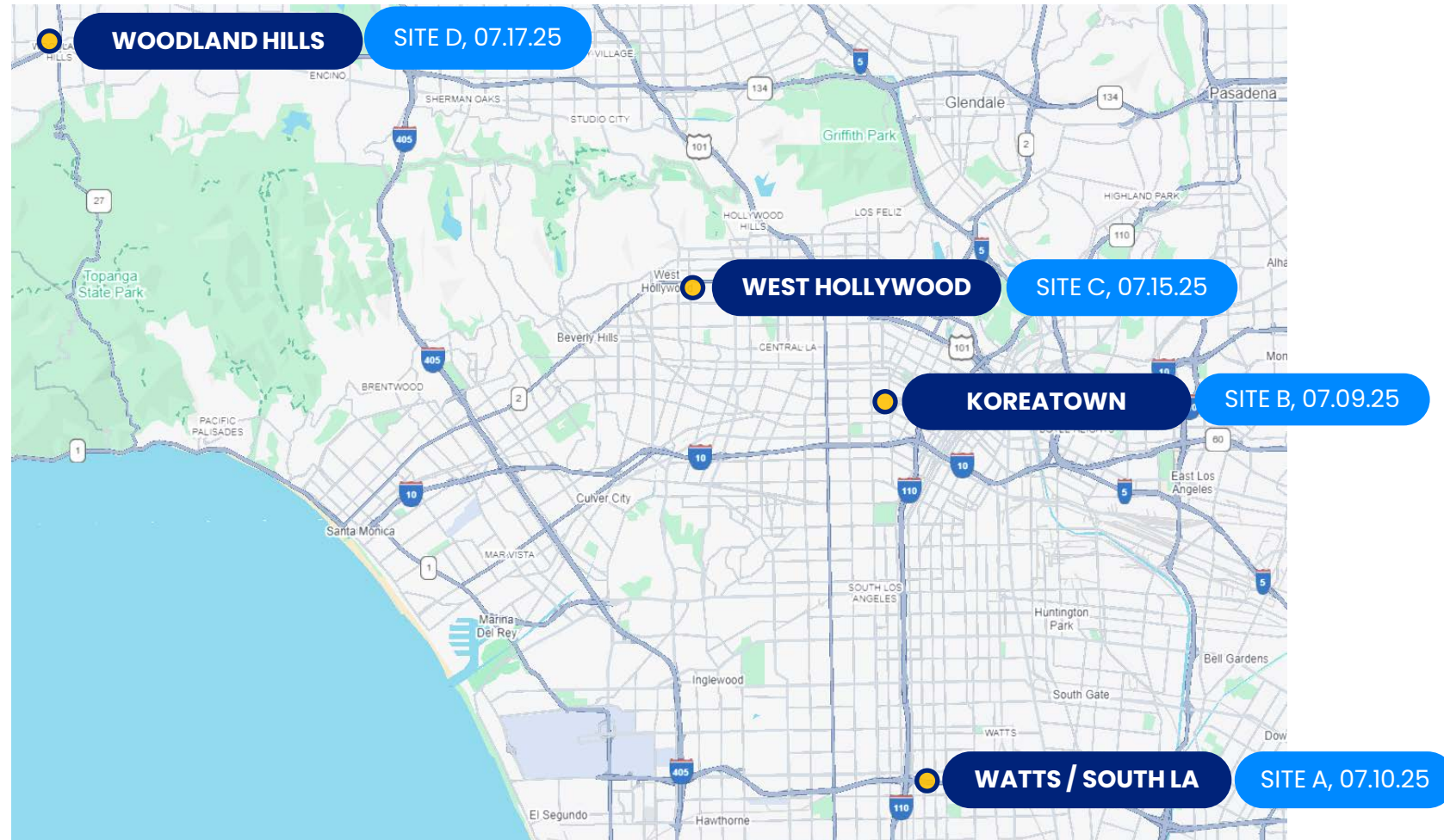
Outreach Methods

Participants were invited through targeted email outreach and posting of community flyers. To enhance accessibility and reach, flyers were translated into Korean, Tagalog, Hebrew, and Farsi.



Engagement Format

Meetings were offered in a hybrid format, with in-person sessions at LAUSD school sites and a virtual option available via Zoom.



How We Engaged



What We Heard From You

Overall Themes



**Neighborhood
Compatibility & Impacts**



**Affordability, Access &
Employee Eligibility**



**Community Engagement &
Transparency**



**Long-Term Ownership &
Financial Stability**



**Project Timeline,
Development Process &
Design**

What We Heard From You

Community Feedback for Site C | 1049 N. Fairfax Ave.

Meeting Date & Location

Fairfax High School
Tuesday, July 15th, 2025

Invited Participants

- Council District 5
- West Hollywood Current and Historic Preservation Planning Department
- Mid City West NC
- Friends of West Hollywood Elementary
- Friends of Rosewood
- Greenway Arts Alliances
- West Hollywood Community Housing Corp.
- Center for Early Education

Key Feedback from the West Hollywood and Mid-City Communities

Most questions reflected the perspective of residents and neighbors, focusing on how the proposed housing would impact their community. Key areas of interest included:



**Neighborhood Impacts:
Parking, Construction
Noise, Site Capacity**



**Long-term Tenancy:
Prioritization for
LAUSD employees**



**Development
Process & Local
Coordination**



**Improvement of
Outreach and
Communication**



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Housing Industry Forum

Objectives

- Invite Housing Developers and Industry Stakeholders
- Communicate the District's vision for workforce housing
- Present the considerations and development parameters of the four potential sites
- Invite feedback on structuring a successful partnership and delivery model
- Lay the groundwork for the upcoming Request for Qualifications and Proposals

Key Themes

Meeting Date: August 7, 2025

Participants requested information related to:

- AMI breakdown of employees
- Parking requirements
- Survey results
- Prioritization of LAUSD employees
- The District providing credit enhancements/backstopping rents
- The District's involvement in the management of the developments





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Next Steps & RFQP Considerations

Timeline/ Next Steps

Where We Are Today:

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

NEXT STEPS:

Board Action (Fall 2025)

- Present feasibility findings and community feedback to the Board of Education
- Request Board approval to issue a Request for Qualifications and Proposals (RFQP) to qualified housing developers

RFQP Process (Fall 2025)

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

Final Board Action (2026)

- 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.

Lessons Learned to be Applied to RFQP

What we heard

- Importance of prioritizing employee housing
- Importance of communication and outreach throughout the process
- Address parking and neighborhood concerns

What we are applying

- Prioritize LAUSD employees
- Require proposer-led informational sessions during project development
- Require parking impact analysis and mitigation strategies in proposals
- Encourage collaboration with the community to address concerns proactively

RFQP Evaluation Process

- **One Request for Qualifications and Proposals (RFQP)** will be issued that includes the four viable sites
- Proposers may submit proposals for one or multiple viable sites
- District is looking for a development team to design, build, finance, and maintain property

Evaluation Criteria Considerations*:

- Optimize site use to provide affordable units (30–120% AMI)
- Prioritize LAUSD employees; retain rent-setting control
- No District funding; preserve long-term value/ownership
- Open to market-rate or land exchanges for viability
- Require experienced developer with full O&M responsibility
- Include strong community engagement plan



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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